

**Sheriff's Sale
OF VALUABLE
REAL ESTATE**

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 2019 CIVIL 2023 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, January 25, 2024
AT 10:00 A.M.**

By accessing the web address: www.bid4assets.com/monroecountysheriffsales
PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICHEVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY AFTER AUCTION

LEGAL DESCRIPTION

ALL THAT CERTAIN TRACT, PIECE OR LOT OF LAND SITUATE IN THE TOWNSHIPS OF CHESTNUT HILL AND TUNKHANNOCK, COUNTY OF MONROE AND STATE OF PENNSYLVANIA BEING KNOWN AS: 121 HORSESHOE DR EFFORT, PA 18330
BEING PROPERTY ID: 20.8K.2.57 (20632104706882)
MUNICIPALITY; TOWNSHIP OF TUNKHANNOCK
IMPROVEMENTS: RESIDENTIAL PROPERTY SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **GRANT ALEXANDER; CAMILLE ALEXANDER TO ALL PARTIES IN INTEREST AND CLAIMANTS:**

Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA. A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Nicole Rizzo, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick J. Best, Esq, Sheriff's Solicitor
Dec 22, 29, Jan 5

**Sheriff's Sale
OF VALUABLE
REAL ESTATE**

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 001211-CV-2023 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, January 25, 2024
AT 10:00 A.M.**

By accessing the web address: www.bid4assets.com/monroecountysheriffsales
PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICHEVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY AFTER AUCTION

LEGAL DESCRIPTION

All that certain lot, parcel or piece of land situate in the Township of Tobyhanna, County of Monroe and Commonwealth of Pennsylvania, designated as Lot No. 5478 Section C3B, according to Plan of Emerald lakes, recorded in the Office for the Recording of Deeds, etc., in and for the County of Monroe, at Stroudsburg, Pa. in Plot Book Volume 17, page 111, bounded and described as follows, to wit: In Plot Book Volume and Page Number according to aforementioned Plan on Record. Also being the same premises which Unidel Corp. by its deed dated April 16, 1983 and recorded on October 24, 1983 in Deed Book Volume 1304 page 10 granted and conveyed unto Anthony J. Arsi.

Tax Parcel: 19.31.2.74 PIN 19634402668026
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ANTHONY J. ARSI, DECEASED

TO ALL PARTIES IN INTEREST AND CLAIMANTS:
Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA. A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter un-

less exceptions are filed within said time.

Nick Cirranello
 Sheriff of Monroe County
 Pennsylvania
 Stephen Panik, Esquire

Sheriff's Office
 Stroudsburg, PA
 Patrick J. Best, Esq, Sheriff's Solicitor
 Dec 22, 29, Jan 5

**Sheriff's Sale
 OF VALUABLE
 REAL ESTATE**

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 002638 CIVIL 2023 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, January 25, 2024
 AT 10:00 A.M.**

By accessing the web address: www.bid4assets.com/monroecountysheriffsales

PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICHEVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY AFTER AUCTION

LEGAL DESCRIPTION

ALL THAT CERTAIN message and lot or piece of ground situate in the Townships of Smithfield and Stroud, County of Monroe and Commonwealth of Pennsylvania, bounded and described as follows, to wit:

BEGINNING at an iron pipe in line of lands of Henry J. Cambell, Jr., said iron pipe being located North 46 degrees 51 minutes 22 seconds west 139.30 feet from the most southeasterly corner of said lands of Henry J. Cambell; thence along the southwesterly side of a 14.00 foot right-of-way and along said lands of Cambell and lands of James d. henry, north 46 degrees 51 minutes 22 seconds west (at 98.64 feet and at 200.29 feet passing iron pins) 220.29 feet (erroneously omitted in prior deed) to a point in the middle of t. r. 409; thence along said middle of t. r. 409, north 37 degrees 12 minutes 00 seconds east 263.16 feet to a point; thence along the southwesterly side of a 14.00 foot street, south 49 degrees 42 minutes 37 seconds east 156.34 feet to an iron pipe on the most northerly corner of lands of e. Louise Mosier; thence along said lands of Mosier, south 39 degrees 29 minutes 00 seconds west 110.01 feet to an iron pipe; thence by the same south 50 degrees 31 min-

utes 00 seconds east 74.00 feet to an iron pipe; thence along lands of William C. Howell, iii and lands intended to be conveyed unto said William C. Howell, iii, south 39 degrees 29 minutes 00 seconds west 164.81 feet to the place of BEGINNING.

BEING SHOWN AS LOT 1 ON SAID PLAN. MARGIN OF A PLOTTING ENTITLED "SUBDIVISION OF LANDS OF WILLIAM C. HOWELL, JR." DATED SEPTEMBER 16, 1977, AND PREPARED BY ROBERT E. FELKER, INC., WHICH SAID PLOTTING IS RECORDED IN PLOT BOOK VOLUME 34, PAGE 57.

TAX I.D. #: 16.9.1.18-6

MAP #: 16731001257332

BEING KNOWN AS: 150 GREEN BRIAR ROAD, STROUDSBURG, PENNSYLVANIA 18360.

Title to said premises is vested in Jay M. Bochniowich by deed from Darlene M. Krock, Dawn M. Arnst and Denise M. Lewis, by her Attorney-in-fact Darlene M. Krock dated February 14, 2023 and recorded February 14, 2023 in Deed Book 2626, Page 2131 Instrument Number 202303673.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Jay M. Bochniowich**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA. A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Nick Cirranello
 Sheriff of Monroe County
 Pennsylvania
 Christine L. Graham, Esquire

Sheriff's Office
 Stroudsburg, PA
 Patrick J. Best, Esq, Sheriff's Solicitor
 Dec 22, 29, Jan 5

**Sheriff's Sale
 OF VALUABLE
 REAL ESTATE**

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth

of Pennsylvania to 832 CIVIL 2022 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public

online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, January 25, 2024
AT 10:00 A.M.**

By accessing the web address: www.bid4assets.com/monroecountysheriffsales

PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICHEVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY AFTER AUCTION
LEGAL DESCRIPTION

ALL THAT CERTAIN message, tenement or tract of land situate in the Township of Hamilton, County of Monroe and State of Pennsylvania, bounded and described as follows to wit:

BEGINNING at a point in the middle of Easton and Belmont Turnpike, now Penna. State Highway R. 107 leading from Snydersville to Neola, at the intersection of another road into Jackson Township; thence by land of Clinton Kresge (passing over an iron stake twenty eight and eight tenths feet from said point) South eighty four and one half degrees East one hundred fifteen feet and eight inches to an iron stake; thence by land of the said granters hereof of which this is a part North thirty one and one half degrees East sixty eight feet to an iron stake; thence by the same North fifty seven and one half degrees West (passing on the west side of a cherry tree) ninety seven feet to an iron bolt in the middle of said Highway; thence in the middle of the same South thirty five and one half degrees West one hundred twenty feet to the place of BEGINNING. BEING KNOWN AS: 178 North Easton Belmont Pike, Stroudsburg, PA 18360

BEING THE SAME PREMISES WHICH Jennifer P. Rutt, unmarried BY DEED DATED 7/23/2019 AND RECORDED 8/6/2019 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2533 AT PAGE 5478, GRANTED AND CONVEYED UNTO Michael G. Butts, unmarried.

PIN #: 07637004719213

TAX CODE #: 07.8.1.56

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **MICHAEL G. BUTTS**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA. A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff

within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Danielle M. DiLeva, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick J. Best, Esq, Sheriff's Solicitor
Dec 22, 29, Jan 5

**Sheriff's Sale
OF VALUABLE
REAL ESTATE**

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth

of Pennsylvania to 3564 CIVIL 2022 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, January 25, 2024
AT 10:00 A.M.**

By accessing the web address: www.bid4assets.com/monroecountysheriffsales

PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICHEVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY AFTER AUCTION
LEGAL DESCRIPTION

ALL THAT CERTAIN parcel of land situate in the Township of Tunkhannock, County of Monroe and Commonwealth of Pennsylvania being known and designated as Lot 4220 Indian Mountain Lakes, Section SS-II as set forth in Plat Book 57 Page 161 recorded 08/02/1985 in the Monroe County Records. BEING more fully described in Book 2314 Page 2430 in the Monroe County Records.

BEING THE SAME PREMISES which Zhengyi-Yi by deed dated May 10, 2007, and recorded in the Office of the Recorder of Deeds in and for the County of Monroe and Commonwealth of Pennsylvania on August 21, 2007 in Instrument No. 200731983, granted and conveyed unto Vincent P. Cuccia, Jr. And whereas Vincent P. Cuccia, Jr. passed away on December 16, 2021.

Parcel ID# 20.8K.1.162

PIN #20632104710382

Commonly known as 482 Scenic Drive, Albrightsville, PA 18210

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Vincent Paul Cuccia**

cia, Sr., as Co-Administrator to the Estate of Vincent P. Cuccia, Jr., deceased and Frances Cuccia, as Co-Administrator to the Estate of Vincent P. Cuccia, Jr., deceased

TO ALL PARTIES IN INTEREST AND CLAIMANTS: Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA. A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Jill M. Fein, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick J. Best, Esq, Sheriff's Solicitor
Dec 22, 29, Jan 5

**Sheriff's Sale
OF VALUABLE
REAL ESTATE**

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1739 CIVIL 2020 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, January 25, 2024
AT 10:00 A.M.**

By accessing the web address: www.bid4assets.com/monroecountysheriffsales
PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICHEVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY AFTER AUCTION
LEGAL DESCRIPTION

ALL THAT CERTAIN tract, piece or parcel of land situate in the Township of Barrett, County of Monroe and State of Pennsylvania, bounded and described with bearings from the Meridian of 1934 as follows, to wit:

BEGINNING at an iron stake in the line of lands now or formerly of Beatrice Sanchez, said stake being approximately two hundred forty feet from the edge of the main street of Canadensis; thence by lot now or formerly

of Beatrice Sanchez, North eighty-seven degrees forty five minutes East eighty feet to a stake; thence South one degrees thirty three minutes East sixty feet to a stake in the line of land now or formerly of William Every; thence along the land, now or formerly of William Every, South eighty-seven degrees forty-five minutes West eighty feet to a stake; thence North one degree thirty-three minutes East sixty feet to the place of BEGINNING.

EXCEPTING and RESERVING to the grantors, their heirs, executors, administrators and assigns, and their servants and agents, the right of ingress and egress over a right of way ten feet wide beginning at the main street in Canadensis and running between the lands now or formerly of Beatrice Sanchez and Herbert M. Matthews, et ux.

A 60 by 80 foot lot, more or less, approximately .11 acres in size
Also known as per Monroe County GIS as Number 4693 Route 447

BEING KNOWN AS: East Shore of Brodheads C, Canadensis, PA 18325

BEING THE SAME PREMISES WHICH JOHN W. DEKALB AND EVA WOODALL N/B/M EVA H. DEKALB, HIS WIFE BY DEED DATED 10/22/2004 AND RECORDED 10/29/2004 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2206 AT PAGE 1789, GRANTED AND CONVEYED UNTO JOHN W. DEKALB AND EVA H. DEKALB, HIS WIFE.

PIN #: 01638804722895

TAX CODE #: 01.21.1.10-1

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **EVA DEKALB JOHN W. DEKALB**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA. A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Danielle M. DiLeva, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick J. Best, Esq, Sheriff's Solicitor
Dec 22, 29, Jan 5

**Sheriff's Sale
OF VALUABLE
REAL ESTATE**

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth

of Pennsylvania to 3533 CIVIL 2019 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the follow35ing described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, January 25, 2024
AT 10:00 A.M.**

By accessing the web address: www.bid4assets.com/monroecountysheriffsales

PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICHEVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY

AFTER AUCTION

LEGAL DESCRIPTION

ALL THAT CERTAIN lot, parcel or piece of ground situate in Middle Smithfield Township, Monroe County, Pennsylvania, being lot No. 28, Phase ONE, as is more completely set forth on the Big Ridge Plot Plan of Mid-Monroe Development Corp., which Plan is duly recorded in the Office of the Recorder of Deeds, Stroudsburg, Monroe County, Pennsylvania at Plot Book Volume 61, Page 99.

BEING KNOWN AS: 516 Eagle Drive f/k/a 28 Eagle Drive, East Stroudsburg, PA 18301 BEING THE SAME PREMISES WHICH LAND TYCOON, INC. BY DEED DATED 2/9/2015 AND RECORDED 2/19/2015 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2450 AT PAGE 234, GRANTED AND CONVEYED UNTO NORTHEAST INVESTORS GROUP, INC. PIN #: 09732302985940

TAX CODE #: 09.86777

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **FAN DANCER, LLC NORTHEAST INVESTORS GROUP, INC.**

Michele Ellen Gladstone, Executrix of the Estate of Steven Daniel Gladstone, Deceased, and Co-Trustee under the Steven D. Gladstone Living Trust dated August 6, 2013

Neil Gordon, Executor of the Estate of Steven Daniel Gladstone, Deceased, and Co-Trustee under the Steven D. Gladstone Living Trust dated August 6, 2013

FAYE E. JAMES

TO ALL PARTIES IN INTEREST AND CLAIMANTS: Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their

website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA. A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Danielle M. DiLeva, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick J. Best, Esq, Sheriff's Solicitor
Dec 22, 29, Jan 5

**Sheriff's Sale
OF VALUABLE
REAL ESTATE**

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth

of Pennsylvania to 4206 CIVIL 2023 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, January 25, 2024
AT 10:00 A.M.**

By accessing the web address: www.bid4assets.com/monroecountysheriffsales

PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICHEVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY

AFTER AUCTION

LEGAL DESCRIPTION

ALL THAT CERTAIN MESSUAGE KNOWN AS 511 NORTH COURTLAND STREET, AND LOT, TRACT, PIECE OR PARCEL OF LAND SITUATE IN THE SIXTH WARD OF THE BOROUGH OF EAST STROUDSBURG, COUNTY OF MONROE, AND COMMONWEALTH OF PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT AN OLD PIPE ON THE WESTERLY SIDE OF NORTH COURTLAND STREET: THENCE ALONG THE SAID WESTERLY SIDE OF NORTH COURTLAND STREET SOUTH TWENTY-THREE DEGREES TWENTY-FIVE MINUTES WEST FORTY FEET TO A PIPE FROM WHICH AN OLD PIPE BEARS SOUTH TWENTY-THREE DEGREES TWENTY-FIVE MINUTES WEST DISTANT EIGHTY AND ELEVEN ONE-HUNDREDTHS FEET;

THENCE LEAVING SAID STREET BY LANDS OF GARRY G. BOUSHELL ET UX. NORTH SIXTY-SIX DEGREES TWENTY-FIVE MINUTES TEN SECONDS WEST ONE HUNDRED FIFTY-FIVE AND FIVE ONE-HUNDREDTHS FEET TO A PIPE ON THE EASTERLY SIDE OF AN ALLEY TEN FEET IN WIDTH FROM WHICH AN OLD IRON PIN BEARS SOUTH EIGHTEEN DEGREES FOUR MINUTES TWENTY SECONDS WEST DISTANT FORTY AND EIGHTYTHREE ONE-HUNDREDTHS FEET; THENCE ALONG THE SAID EASTERLY SIDE OF SAID ALLEY NORTH EIGHTEEN DEGREES FOUR MINUTES TWENTY SECONDS EAST FORTY AND SEVENTEEN ONE-HUNDREDTHS FEET TO A PIPE FROM WHICH AN OLD PIPE BEARS NORTH EIGHTEEN DEGREES FOUR MINUTES TWENTY SECONDS EAST DISTANT FORTY-FOUR AND THIRTY-TWO ONE-HUNDREDTHS FEET; THENCE LEAVING SAID ALLEY BY LANDS OF ELMER DALE ROBBINS ET UX. SOUTH SIXTY-SIX DEGREES TWENTY-FIVE MINUTES THIRTY SECONDS EAST ONE HUNDRED FIFTY-EIGHT AND SEVENTY-NINE ONE-HUNDREDTHS FEET TO THE PLACE OF BEGINNING. CONTAINING 6275 SQUARE FEET, MORE OR LESS. UNDER AND SUBJECT TO THE CONDITIONS AND RESTRICTIONS AS APPEAR OF RECORD. BEING THE SAME PREMISES which Joeann Carbonaro-Werrell a/k/a Joeann Carbonaro, Unmarried, by Deed dated 7/17/2015 and recorded in the Office of the Recorder of Deeds of Monroe County on 7/22/2015 in Deed Book Volume 2457, Page 33, Instrument No. 201516654 granted and conveyed unto Rodney E. Frasier. IMPROVEMENTS: Residential property. TAX CODE NO. 05-6.2.2.6 PIN # 05730108789769 BEING known as 511 N. Courtland Street a/k/a 511 N. Cortland Street, East Stroudsburg, Pennsylvania 18301 SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Rodney E. Frasier** TO ALL PARTIES IN INTEREST AND CLAIMANTS: Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA. A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Nick Cirranello

Sheriff of Monroe County
Pennsylvania
Harry B. Reese, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick J. Best, Esq, Sheriff's Solicitor
Dec 22, 29, Jan 5

**Sheriff's Sale
OF VALUABLE
REAL ESTATE**

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth

of Pennsylvania to 001994 CIVIL 2023 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, January 25, 2024
AT 10:00 A.M.**

By accessing the web address: www.bid4assets.com/monroecountysheriffsales

PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICHEVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY AFTER AUCTION

LEGAL DESCRIPTION

All the following lot situate in the Township of Chestnuthill, County of Monroe, and State of Pennsylvania, marked and designated as Lot Number 80, Section Six as shown on "Plotting of Sierra View" Chestnuthill Township, Monroe County, Pennsylvania, in Plot Book No. 33, Page 47.

BEING known and numbered as 104 Cumberland Drive, Effort, PA 18330.

Being the same property conveyed to Alfonso Fuenzalida and Anna Maria Fuenzalida, husband and wife who acquired title, as tenants by the entirety, by virtue of a deed from Peter J. Perry and Helen L. Perry, his wife, dated November 29, 1999, recorded December 9, 1999, at Instrument Number 199944453, and recorded in Book 2072, Page 8252, Office of the Recorder of Deeds, Monroe County, Pennsylvania. INFORMATIONAL NOTE: Alfonso Fuenzalida died on August 25, 2006, and pursuant to the survivorship language in the above-mentioned deed, all his interests passed to Anna Maria Fuenzalida

TAX CODE: 02.6C.1.80

PIN NO: 02633104907808

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Anna Maria Fuenzalida**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA. A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Nick Cirranello
 Sheriff of Monroe County
 Pennsylvania

Meredith H. Wooters, Esquire

Sheriff's Office

Stroudsburg, PA

Patrick J. Best, Esq, Sheriff's Solicitor

Dec 22, 29, Jan 5

**Sheriff's Sale
 OF VALUABLE
 REAL ESTATE**

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth

of Pennsylvania to 1819 CIVIL 2022 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, January 25, 2024
 AT 10:00 A.M.**

By accessing the web address: www.bid4assets.com/monroecountysheriffsales

PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICHEVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY AFTER AUCTION

LEGAL DESCRIPTION

ALL THE FOLLOWING LOT situate in the Township of Jackson, County of Monroe and State of Pennsylvania, being more fully described as follows:

Lot 4, Old Coach Estates, as set forth on Subdivision Map entitled Old Coach Estates, recorded in Plot Book Volume 73, page 57 as well as Plot Book 65, pages 100 and 234, in the Office of the Recorder of Deeds in and for the County of Monroe, at Stroudsburg, Pennsylvania.

UNDER AND SUBJECT to covenants, conditions and restrictions of record.

BEING KNOWN AS: 59 Coach Road, Stroudsburg, PA 18360

BEING THE SAME PREMISES WHICH HOUSE OF GIBBS TR BY DEED DATED 12/02/2022 AND RECORDED 12/02/2022 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2622 AT PAGE 6853, GRANTED AND CONVEYED UNTO HOUSE OF GIBBS TR.

PIN #: 08637100934175

TAX CODE #: 08.91752

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **GEDDES GIBBS NATALIE GIBBS**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA. A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Nick Cirranello
 Sheriff of Monroe County
 Pennsylvania
 Danielle M. DiLeva, Esquire

Sheriff's Office

Stroudsburg, PA

Patrick J. Best, Esq, Sheriff's Solicitor

Dec 22, 29, Jan 5

**Sheriff's Sale
 OF VALUABLE
 REAL ESTATE**

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth

of Pennsylvania to 000577 CIVIL 2023 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, January 25, 2024
 AT 10:00 A.M.**

By accessing the web address: www.bid4assets.com/monroecountysheriffsales

PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICHEVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY

AFTER AUCTION
LEGAL DESCRIPTION

ALL THAT CERTAIN LOT, PARCEL OR PIECE OF GROUND SITUATE IN THE TOWNSHIP OF COOLBAUGH, COUNTY OF MONROE, AND STATE OF PENNSYLVANIA BEING KNOWN AS: 1255 WINDING WAY TO-BYHANNA, PA 18466
BEING PROPERTY ID: 03.9F.1.271
MAP NUMBER: 03636913123903
MUNICIPALITY: TOWNSHIP OF COOLBAUGH
IMPROVEMENTS: RESIDENTIAL PROPERTY SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **HATTIE MAE HESTER, IN HER CAPACITY AS HEIR OF TOM GRAY, JR. A/K/A TOM GRAY; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER TOM GRAY, JR. A/K/A TOM GRAY**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA. A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Nicole Rizzo, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick J. Best, Esq, Sheriff's Solicitor
Dec 22, 29, Jan 5

**Sheriff's Sale
OF VALUABLE
REAL ESTATE**

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 487 CIVIL 2022 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, January 25, 2024
AT 10:00 A.M.**

By accessing the web address: www.bid4assets.com/monroecountysheriffsales

PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICHEVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY AFTER AUCTION
LEGAL DESCRIPTION

ALL the following described lot or parcel of land situate, lying and being in the Township of Pocono in the development of Pocono Mountain Campsites, Inc., County of Monroe and Commonwealth of Pennsylvania, to wit: Lots No. 1-2-3-4-5 in Block No. A of Section No. 1 respectively as shown on the survey and original plat of Pocono Mountain Campsites, Inc., Monroe County, Pennsylvania, made by a Registered Surveyor and of record in the Recorder of Deeds Office of Monroe County, Pennsylvania, in Plat Book No. 9 at Page 67, reference being made thereto for a more particular description of the lot or lots hereinbefore described and herein conveyed. **BEING THE SAME PREMISES** which Gail Ott, by deed dated July 28, 2003 and recorded July 31, 2003 in the Office of the Recorder of Deeds of Monroe County, Stroudsburg, Pennsylvania, in Record Book Volume 2161, Page 9296 granted and conveyed unto Debra Hovan.

UNDER AND SUBJECT to all the rights, privileges, benefits, easements, covenants, conditions, restrictions, reservations, terms, and provisions as more particularly set forth in the above recited deed.

Tax Code No. 12.16C.1.92

PIN NO. 12-6354-20-70-6084

a/k/a/ 123 Buck Fever Trail, Scotrun, PA 18355, Lots 1, 2, 3, 4, 5, Block A, Section 1, Pocono Mountain Campsites, Pocono Township, Monroe County, PA

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **DEBRA HOVAN**
TO ALL PARTIES IN INTEREST AND CLAIMANTS: Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA. A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Gregory D. Malaska, Esquire

Sheriff's Office

Stroudsburg, PA
Patrick J. Best, Esq, Sheriff's Solicitor
Dec 22, 29, Jan 5

**Sheriff's Sale
OF VALUABLE
REAL ESTATE**

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1586 CIVIL 2023 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, January 25, 2024
AT 10:00 A.M.**

By accessing the web address: www.bid4assets.com/monroecountysheriffsales

**PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICHEVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY AFTER AUCTION
LEGAL DESCRIPTION**

All the following lot situate in the Township of Tunkhannock, County of Monroe and State of Pennsylvania, and being more particularly described as follows:

Being all of Lot 4214 in Section SS-2, as shown and designated on plan of Indian Mountain Lakes, Section SS-2, made by Leo Achterman, Jr., Civil Engineer and Surveyor, dated January 11, 1982, revised February 25, 1985 and recorded at the Monroe County Recorder's Office on August 2, 1985 in Map Book 57, page 161.

BEING KNOWN AS: 518 Scenic Drive, Albrightsville, PA 18210

BEING THE SAME PREMISES WHICH Barry E. Manz and Janice B. Manz, his wife BY DEED DATED 12/17/2003 AND RECORDED 12/19/2003 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2177 AT PAGE 3219, GRANTED AND CONVEYED UNTO Richard Johnson, NOW DECEASED (date of death 5/20/2020).

PIN #: 20632104625174

TAX CODE #: 20.8K.1.156

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **The Unknown Heirs of RICHARD JOHNSON AKA RICHARD R. JOHNSON, Deceased and RAKISHA JOHNSON-GEORGE Solely in Her Capacity as Heir of RICHARD JOHNSON AKA RICHARD R. JOHNSON, Deceased**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: Prospective bidders must complete the Bi-

d4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA. A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Danielle M. DiLeva, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick J. Best, Esq, Sheriff's Solicitor
Dec 22, 29, Jan 5

**Sheriff's Sale
OF VALUABLE
REAL ESTATE**

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth

of Pennsylvania to 003953-CV-2014 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, January 25, 2024
AT 10:00 A.M.**

By accessing the web address: www.bid4assets.com/monroecountysheriffsales

**PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICHEVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY AFTER AUCTION
LEGAL DESCRIPTION**

ALL THAT CERTAIN lot or piece of land, SITUATE in the Township of Pocono, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 3, Section C, as more particularly set forth on Map of Plotting of Pocono Haven Corporation, Pocono Township, Monroe County, Pennsylvania, made by Guyton Kempter, Registered Surveyor on file in the Office for the Recording of Deeds, in and for Monroe County, in Plot Book No. 13 at Page 3. BEING known as County Parcel Number 12/3A/1/57

BEING the same premises which Deutsche Bank National Trust Company, as Trustee for Morgan Stanley ABS Capital 1, Inc., Trust 2006-HE8, by Saxon Mortgage Services, Inc.,

as its attorney in fact (Power of attorney being recorded simultaneously herewith), be Deed Dated 01/11/2010, Recorded 3/9/2010 in the Office of the Recorder of Deeds in and for the County of Monroe, in Deed Book 2367 and Page 7811, granted and conveyed unto Carl A. Joseph and Octavia Joseph, husband and wife, in fee.

Parcel 12/3A/1/57; Pin No. 12638201189200
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**CARL A. JOSEPH
OCTAVIA JOSEPH**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA. A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Stephen Panik, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick J. Best, Esq, Sheriff's Solicitor
Dec 22, 29, Jan 5

**Sheriff's Sale
OF VALUABLE
REAL ESTATE**

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth

of Pennsylvania to 2918 CIVIL 2023 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, January 25, 2024
AT 10:00 A.M.**

By accessing the web address: www.bid4assets.com/monroecountysheriffsales

PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICH EVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY AFTER AUCTION

LEGAL DESCRIPTION

ALL THAT CERTAIN TRACT OR PIECE OF LAND

SITUATE IN THE TOWNSHIP OF POCONO, COUNTY OF MONROE AND COMMONWEALTH OF PENNSYLVANIA BEING KNOWN AS: 143 TWIN OAK TERRACE F/K/A 708 TWIN OAK TERRACE TANNERSVILLE, PA 18372

BEING PROPERTY ID: 12.6B.1.86
(12637304748042)

MUNICIPALITY: TOWNSHIP OF POCONO
IMPROVEMENTS: RESIDENTIAL PROPERTY
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **KAREN K. KIMSEY, INDIVIDUALLY AND IN HER CAPACITY AS HEIR OF MARGARET E. KIMSEY; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS, CLAIMING RIGHT, TITLE, OR INTEREST FROM OR UNDER MARGARET E. KIMSEY**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA. A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Nicole Rizzo, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick J. Best, Esq, Sheriff's Solicitor
Dec 22, 29, Jan 5

**Sheriff's Sale
OF VALUABLE
REAL ESTATE**

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth

of Pennsylvania to 1461 CIVIL 2023 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, January 25, 2024
AT 10:00 A.M.**

By accessing the web address: www.bid4assets.com/monroecountysheriffsales
 PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICHEVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY AFTER AUCTION

LEGAL DESCRIPTION

The land referred to in this policy is situated in the **STATE OF PENNSYLVANIA, COUNTY OF MONROE, TOWNSHIP OF COOLBAUGH**, and described as follows:

ALL THAT CERTAIN lot, parcel or piece of land situate in the Township of Coolbaugh, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 5018, Section 5 of Pocono Farms East as shown on plan of lots recorded in the Office of the Recorder of Deeds of Monroe County in Plat Book Volume 17, Page 23. BEING KNOWN AS: 9139 Belvedere Road fka 5018 Belvedere Road, Tobyhanna, PA 18466 BEING THE SAME PREMISES WHICH MARY PALMACCIO, WIDOW BY DEED DATED 6/4/2012 AND RECORDED 6/13/2012 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2403 AT PAGE 8752, GRANTED AND CONVEYED UNTO MARY PALMACCIO, NOW DECEASED (DATE OF DEATH 1/2/2022) AND STEPHEN LEPORE, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP.

PIN #: 03636703303408

TAX CODE #: 03.4D.1.43

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **STEPHEN LEPORE**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA. A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Nick Cirranello
 Sheriff of Monroe County
 Pennsylvania
 Danielle M. DiLeva, Esquire

Sheriff's Office
 Stroudsburg, PA
 Patrick J. Best, Esq, Sheriff's Solicitor
 Dec 22, 29, Jan 5

**Sheriff's Sale
 OF VALUABLE
 REAL ESTATE**

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6765 CIVIL 2021 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, January 25, 2024
 AT 10:00 A.M.**

By accessing the web address: www.bid4assets.com/monroecountysheriffsales
 PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICHEVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY AFTER AUCTION

LEGAL DESCRIPTION

ALL THAT CERTAIN LOT OR PIECE OF LAND, SITUATE IN THE TOWNSHIP OF POLK, COUNTY OF MONROE, STATE OF PENNSYLVANIA BEING KNOWN AS: 4940 QUEENS WAY A/K/A 4940 QUEENS WAY ROAD F/K/A 7 QUEENSWAY ROAD KUNKLETOWN, PA 18058 BEING PROPERTY ID: 13.10A.1.7 (13631018408488)

MUNICIPALITY: TOWNSHIP OF POLK IMPROVEMENTS: RESIDENTIAL PROPERTY SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **MARLA MARTINS A/K/A MARLA PERRY MARTINS**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA. A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Nick Cirranello
 Sheriff of Monroe County
 Pennsylvania
 Nicole Rizzo, Esquire

Sheriff's Office
 Stroudsburg, PA
 Patrick J. Best, Esq, Sheriff's Solicitor
 Dec 22, 29, Jan 5

**Sheriff's Sale
OF VALUABLE
REAL ESTATE**

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 737 CV 2023 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on

**Thursday, January 25, 2024
AT 10:00 A.M.**

By accessing the web address: www.bid4assets.com/monroecountysheriffsales
PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICHEVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY AFTER AUCTION

LEGAL DESCRIPTION

All the following lot situate in the Township of Coolbaugh, County of Monroe and State of Pennsylvania, marked and designated as Lot No. 2502, Section VI, as shown on "Plotting of Pocono Farms - East, Coolbaugh Township, Monroe County, Pennsylvania, made by Achierman Associates" and recorded in Monroe County, Pennsylvania, in Plot Book No. 17, page 121.

TAX CODE: 03.4B.3.123

PIN NO: 03636601194771

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Delores McLeod** TO ALL PARTIES IN INTEREST AND CLAIMANTS: Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA. A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Cristina L. Connor, Esquire

Sheriff's Office
Stroudsburg, PA

Patrick Best, Sheriff's Solicitor
Dec 22, 29, Jan 5

**Sheriff's Sale
OF VALUABLE
REAL ESTATE**

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 6027 CIVIL 2022 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, January 25, 2024
AT 10:00 A.M.**

By accessing the web address: www.bid4assets.com/monroecountysheriffsales
PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICHEVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY AFTER AUCTION

LEGAL DESCRIPTION

ALL THE FOLLOWING lot situate in the Township of Coolbaugh, County of Monroe, State of Pennsylvania, marked and designated as Lot Number 191, Section E, A Pocono County Place, as shown on map of lands of A Pocono County Place, and recorded in the Office for the Recording of Deeds, etc., at Stroudsburg, Monroe County, Pennsylvania, in Plot Book Volume 18, Page 109.

BEING KNOWN AS: 5003 Woodside Drive, Tobyhanna, PA 18466

BEING THE SAME PREMISES WHICH ROBERT A. CORCORAN AND KAREN A. CORCORAN, HIS WIFE BY DEED DATED 6/10/2000 AND RECORDED 7/3/2000 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2080 AT PAGE 9037, GRANTED AND CONVEYED UNTO JAMES W. MILLS, JR. AND PATRICIA A. MILLS, HIS WIFE.

PIN #: 03635811752014

TAX CODE #: 03/9A/1/7

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **PATRICIA A. MILLS**

JAMES W. MILLS JR.
TO ALL PARTIES IN INTEREST AND CLAIMANTS:

Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA.

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Nick Cirranello
 Sheriff of Monroe County
 Pennsylvania
 Stephanie A. Walczak, Esquire

Sheriff's Office
 Stroudsburg, PA
 Patrick J. Best, Esq, Sheriff's Solicitor
 Dec 22, 29, Jan 5

**Sheriff's Sale
 OF VALUABLE
 REAL ESTATE**

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1911-CV-2019 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, January 25, 2024
 AT 10:00 A.M.**

By accessing the web address: www.bid4assets.com/monroecountysheriffsales

PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICHEVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY AFTER AUCTION

LEGAL DESCRIPTION

ALL THAT CERTAIN piece or parcel of land, situate in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown as Lot 40 on a plan titled "Fox Chapel, Major Subdivision, Final Plan", dated March 4, 2002, (last revised 10/14/05) as prepared by Quad3 Group of Wilkes-Barre, Pa., and recorded in Monroe County Plot Book 77 Page 303, more fully described as follows, to wit; BEGINNING at a point on the northerly right of way line of Fox Chapel Drive, said point being the most westerly common corner of Lot 39 and Lot 40, as shown on the above mentioned plan;

THENCE 1.) by said Lot 39 and by Lot 38, North 53 degrees 33 minutes 43 seconds East (passing a point at 74.61 feet) 165.91 feet to a point;

THENCE 2.) by Lot 41, South 36 degrees 26 minutes 17 seconds East 20.45 feet to a point;

THENCE 3.) by the same, South 06 degrees

09 minutes 39 seconds East 110.00 to a point on the said northerly right of way line of Fox Chapel Drive;

THENCE 4.) along said Fox Chapel Drive, on a curve to the right having a radius of 290.00 feet for an arc length of 161.86 feet to the place of BEGINNING.

Containing 11,343.33 Square Feet UNDER AND SUBJECT to all easements and rights of way of record, or as they exist on the ground.

BEING all of Lot 40, as shown on the above mentioned plan.

Being the same premises, which LTS Homes, LLC, by Deed dated 02/15/2013 and recorded 02/20/2013, in the Office of the Recorder of Deeds in and for the County of Monroe, in Deed Book 2415, Page 8517, granted and conveyed unto Candace S. Moore, unmarried, and John Moore, married, as Joint Tenants with the Right of Survivorship, in fee.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF:

**CANDACE S. MOORE
 JOHN MOORE**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA. A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Nick Cirranello
 Sheriff of Monroe County
 Pennsylvania
 Stephen Panik, Esquire

Sheriff's Office
 Stroudsburg, PA
 Patrick J. Best, Esq, Sheriff's Solicitor
 Dec 22, 29, Jan 5

**Sheriff's Sale
 OF VALUABLE
 REAL ESTATE**

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth

of Pennsylvania to 2342 CIVIL 2022 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, January 25, 2024
AT 10:00 A.M.**

By accessing the web address: www.bid4assets.com/monroecountysheriffsales
PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICHEVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY AFTER AUCTION

LEGAL DESCRIPTION

ALL THAT CERTAIN tract of land situated and located in Coolbaugh Township, Monroe County, Pennsylvania, known as Lot No. 4311 Section H-IV of Stillwater Lakes and encompassed and included within one of the following plats:

A subdivision plat drawn by Spotts, Stevens, and McCoy, Inc., Consulting Engineers of Wyomissing, Pennsylvania, known as Section H-IV of Stillwater Lake Estates, Sundance Stillwater Corp., dated May 25, 1973, approved by the Monroe County Planning and Zoning Commission on August 28, 1973 and approved by the supervisors of Township of Coolbaugh on October 1, 1973 and filed and recorded in the Office for the Recording of Plats in Monroe County on October 3, 1973 in Plat Book 20, page 109.

SAID lot having frontage on Birchwood Blvd. of 75 feet and a rear line of 75 feet, Northernly sideline of 105 feet and a Southernly sideline of 105 feet. Dimensions are more or less and actual stream and lake location governs and determines stream and lake lot side line and rear line dimensions.

NOTICE - THIS DOCUMENT DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED TO HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND IN THAT CONNECTION DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. (This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957, P.L., 984 as amended, and is not intended as notice of unrecorded instruments, if any).

BEING KNOWN AS: 2139 Freedom Way, Pocono Summit, PA 18346

BEING THE SAME PREMISES WHICH ROBERT E. PLANK BY DEED DATED 10/5/1992 AND RECORDED 7/16/1993 IN THE OFFICE OF THE

RECORDER OF DEEDS IN DEED BOOK 1898 AT PAGE 376, GRANTED AND CONVEYED UNTO CHARLES J. PAVIA, NOW DECEASED (DATE OF DEATH 11/25/2020) AND CLARA PAVIA, HIS WIFE, NOW DECEASED (DATE OF DEATH 10/4/2007).

PIN #: 03634604714900

TAX CODE #: 03.14F.2.343

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **The Unknown Heirs of CHARLES PAVIA Deceased CHARLES PAVIA JR Solely in His Capacity as Heir of CHARLES J. PAVIA, Deceased JOSEPHINE PAVIA Solely in Her Capacity as Heir of CHARLES J. PAVIA, Deceased PETER PAVIA Solely in His Capacity as Heir of CHARLES J. PAVIA, Deceased**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA. A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Danielle M. DiLeva, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick J. Best, Esq, Sheriff's Solicitor
Dec 22, 29, Jan 5

**Sheriff's Sale
OF VALUABLE
REAL ESTATE**

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth

of Pennsylvania to 2897 CIVIL 2022 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, January 25, 2024
AT 10:00 A.M.**

By accessing the web address: www.bid4assets.com/monroecountysheriffsales
PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICHEVER IS HIGHER TO BID4ASSETS BY WIRE

TRANSFER NO LATER THAN 4:00PM THE DAY
AFTER AUCTION
LEGAL DESCRIPTION

ALL THAT CERTAIN plot or parcel of land situate in Smithfield Township, designated as Lot No. 23 of Woodland Village at Shawnee Valley, Monroe County, Pennsylvania as the Lot designation appears on those certain final plans and final lay out plans entitled "Shawnee Valley" recorded in the Office of the Recorder of Deeds of Monroe County at Stroudsburg, Pennsylvania in Plot Book 61 page 220 and Plot Book 63, Page 305.

BEING KNOWN AS: 1055 Sky View Dr f/k/a 41 Shawnee Valley, East Stroudsburg, PA 18302 BEING THE SAME PREMISES WHICH CARLIS N. RAGLAND, JR AND RITA RAGLAND, HIS WIFE BY DEED DATED 10/29/1998 AND RECORDED 10/30/1998 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2055 AT PAGE 5178, GRANTED AND CONVEYED UNTO CARLIS N. RAGLAND, JR, NOW DECEASED (DATE OF DEATH 4/28/2009) AND RITA RAGLAND, HIS WIFE.

PIN #: 16733201297302

TAX CODE #: 16.119348

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **MONICA RAGLAND Solely in Her Capacity as Heir of CARLIS N RAGLAND, Deceased**

RITA RAGLAND

CARLIS N. RAGLAND III, Solely in His Capacity as Heir of CARLIS N RAGLAND, Deceased

The Unknown Heirs of CARLIS N. RAGLAND Deceased

TO ALL PARTIES IN INTEREST AND CLAIMANTS: Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA. A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Danielle M. DiLeva, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick J. Best, Esq, Sheriff's Solicitor
Dec 22, 29, Jan 5

**Sheriff's Sale
OF VALUABLE
REAL ESTATE**

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 1667 CIVIL 2023 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

Thursday, January 25, 2024

AT 10:00 A.M.

By accessing the web address: www.bid4assets.com/monroecountysheriffsales
PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICHEVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY AFTER AUCTION
LEGAL DESCRIPTION

THOSE CERTAIN lots or pieces of land situate in the Township of Middle Smithfield, County of Monroe, State of Pennsylvania, as shown on the survey and original plat of Monroe Lake Shores, made by Frederick A. Conrad, Certified Land Surveyor, as recorded in Plat Book 59, page 196, to wit: Lot Numbers 13, 15 and 17, in Block 9 of Unit B.

BEING the same premises which Jeremy W. Bond, by Deed dated 7/14/2017 and recorded 7/19/2017 in the Department of Real Estate Office of Monroe County in Deed Book Volume 2494, Page 6699, granted and conveyed unto Monique Rivera.

PARCEL NUMBER: 09.14D.8-9.13, 09.14D.8-9.15, 09.14D.8-9.17

PIN NUMBER: 09.7325.03.23.9982, 09.7325.03.33.0934, 09.7325.03.33.0985

BEING KNOWN AS: 2608 BEANPOLE ROAD, EAST STROUDSBURG, PENNSYLVANIA 18302.

Title to said premises is vested in Monique Rivera by deed from Jeremy W. Bond dated July 18, 2017 and recorded July 19, 2014 in Book Number 2494 Page Number 6703 Instrument Number 201717565.

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Monique Rivera**
TO ALL PARTIES IN INTEREST AND CLAIMANTS:

Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg,

burg, PA.

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Nathalie Paul, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick J. Best, Esq, Sheriff's Solicitor
Dec 22, 29, Jan 5

**Sheriff's Sale
OF VALUABLE
REAL ESTATE**

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth of Pennsylvania to 3820 CIVIL 2009 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, January 25, 2024
AT 10:00 A.M.**

By accessing the web address: www.bid4assets.com/monroecountysheriffsales
PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICHEVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY AFTER AUCTION
LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected, situate in the Township of Barrett, County of Monroe, City of Mountainhome, Commonwealth of Pennsylvania bounded and described as follows, to wit:

No.1: BEGINNING at a pipe on the easterly side of the public road leading from Mountainhome to Buck Hill Falls in line of lands of Anna Bella Moffett, thence by lands of Anna Bella Moffett, south seventy six degrees thirty minutes east two hundred and three tenths feet to a pipe, southeasterly corner of lands of Anna Belle Moffett, thence by lands of Edgar J. Evans et al of which this lot was formerly a part south three degrees nine minutes west one hundred feet to a pipe, thence by the same north seventy six degrees thirty minutes west two hundred five and five tenths feet to a pipe, thence along the easterly side of said

public road, north six degrees one minute east ninety nine and thirty two one hundredths feet to the place of beginning.

No.2: BEGINNING at a pipe on the easterly side of the public road leading from Mountainhome to Buck Hill Falls, the southwesterly corner of lands formerly conveyed by Edgar J. Evans, et al., to Andrew Haen, et ux, thence, by lands of Andrew Haen et ux south seventy six degrees thirty minutes east two hundred five and five tenths feet to a pipe, thence by lands of the parties of the first part, of which the lot was formerly a part, south three degrees nine minutes west twenty five feet to a pipe, thence by lands intended to be conveyed to Edgar L. Trenteseau, north seventy seven degrees thirty three minutes west (at 200.5 feet passing a pipe) two hundred six and seventy five one hundredths feet to a point, thence along the easterly side of said public road, north six degrees one minute east twenty five feet to the place of BEGINNING.

BEING KNOWN AS: 134 Golf Drive, Cresco PA 18326

BEING THE SAME PREMISES which DONALD SOMMERS AND BARBARA SOMMERS, HIS WIFE AND WANDA SOMMERS, by deed dated 3/1/1994 and recorded 4/5/1994 in Book 1945 Page 913 conveyed to DEBORAH SINATRA.

PIN #: 01638803209001

TAX CODE #: 01.17.1.100

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **DEBORAH SINATRA**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA. A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Danielle M. DiLeva, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick J. Best, Esq, Sheriff's Solicitor
Dec 22, 29, Jan 5

**Sheriff's Sale
OF VALUABLE
REAL ESTATE**

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth

of Pennsylvania to 1850 CIVIL 2023 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

Thursday, January 25, 2024

AT 10:00 A.M.

By accessing the web address: www.bid4assets.com/monroecountysheriffsales

PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICHEVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY AFTER AUCTION

LEGAL DESCRIPTION

ALL THAT CERTAIN lot or pieces of land situate in the Township of Chestnuthill, County of Monroe and Commonwealth of Pennsylvania, being Lot No. 29 as shown on a map entitled final plan, Orchard View Estates, recorded in Plot Book Volume 71, Page 248.

BEING THE SAME PREMISES WHICH Ellen M. Smith-Edel, by Deed dated 3/22/2005 and recorded 3/22/2005 in the Office of the Recording of Deeds, in and for Monroe County, in Record Book Volume 2219, Page 7150, granted and conveyed unto Ellen M. Smith-Edel and Kathleen Marie Worden.

IMPROVEMENTS: Residential property.

TAX CODE NO. 02.91431

PIN #02-6239-00-79-8022

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **Ellen M. Smith-Edel and Kathleen Marie Worden**

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA.

A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time

Nick Cirranello

Sheriff of Monroe County
Pennsylvania
Gregory Javardian, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick J. Best, Esq, Sheriff's Solicitor
Dec 22, 29, Jan 5

**Sheriff's Sale
OF VALUABLE
REAL ESTATE**

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth

of Pennsylvania to 003429 CIVIL 2021 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

Thursday, January 25, 2024

AT 10:00 A.M.

By accessing the web address: www.bid4assets.com/monroecountysheriffsales

PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICHEVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY AFTER AUCTION

IN THE COURT OF COMMON PLEAS OF
MONROE COUNTY, PENNSYLVANIA
NO.: 003429-CV-2021

CIVIL ACTION

MORTGAGE FORECLOSURE

U.S. BANK TRUST, NATIONAL ASSOCIATION,
AS TRUSTEE OF THE
BUNGALOW SERIES IV TRUST,
vs.

SCOTT H. TRAYNOR; ROSEMARIE TRAYNOR
Defendant(s)

LEGAL DESCRIPTION

The land referred to in this commitment is described as follows:

All THAT CERTAIN piece, parcel and tract of land situated in the Township of Coolbaugh, County of Monroe, and State of Pennsylvania, more particularly described as follows to wit: BEING lot 22 ABC, Block A-81, set forth on the map entitled Plan of Lots, Arrowhead Lake, Section Thirteen, Coolbaugh Township, Monroe County, Pennsylvania, dated April 1965 Scale 1" to 100' by John B. Alcher, Monroe Engineering Inc. Stroudsburg, Pennsylvania and filed in the Office for the Recording of Deeds in and for the County of Monroe, Pennsylvania in Plat Book 9, Page 185 on May 4, 1965. BEING the same premises which Robert Falco and Julie Falco, husband and wife by Deed

dated June 13, 2003 and recorded in the Official Records of Monroe County on June 17, 2003 in Deed Book Volume 2156, Page 7595, as Instrument granted and conveyed unto Scott H. Traynor and Rosemarie Traynor, husband and wife.

22-13-81 Tuscarora Drive A/K/A 2187 Tuscarora Drive, Pocono Lake, PA 18347
Tax Parcel Number: 03.20B.1.141
Map No.: 03630606392068

Dana Marks, Esq., Friedman Vartolo LLP, attorney for Plaintiff

Judgment Amount: \$73,312.75

Premise Being: 22-13-81 Tuscarora Drive A/K/A 2187 Tuscarora Drive, Pocono Lake, PA 18347

Seized and sold as the property of Rosemarie Traynor, Scott Traynor Judgment Number 003429-CV-2021 (U.S. Bank Trust, National Association, as Trustee of the Bungalow Series IV Trust v Scott H. Traynor), with a judgment amount of \$73,312.75.

Dated: June 12, 2023

S/Catherine Aponte

Catherine Aponte, Esq. (331180)

Friedman Vartolo LLP

Attorneys for Plaintiff

1325 Franklin Avenue, Suite 160

Garden City, NY 11530

(T) (212) 471-5100

(F) (212) 471-5150

SEIZED AND TAKEN IN EXECU-

TION AS THE PROPERTY OF: **ROSEMARIE**

TRAYNOR AND SCOTT TRAYNOR

TO ALL PARTIES IN INTEREST AND CLAIMANTS:

Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA. A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Nick Cirranello

Sheriff of Monroe County

Pennsylvania

Catherine Aponte, Esquire

Sheriff's Office

Stroudsburg, PA

Patrick J. Best, Esq, Sheriff's Solicitor

Dec 22, 29, Jan 5

**Sheriff's Sale
OF VALUABLE
REAL ESTATE**

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth

of Pennsylvania to 5112 CIVIL 2022 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

Thursday, January 25, 2024

AT 10:00 A.M.

By accessing the web address: www.bid4assets.com/monroecountysheriffsales

PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICHEVER IS HIGHER TO BID4ASSETS BY WIRE

TRANSFER NO LATER THAN 4:00PM THE DAY

AFTER AUCTION

LEGAL DESCRIPTION

ALL THOSE CERTAIN LOTS OR PIECES OF

GROUND SITUATE IN THE TOWNSHIP OF

COOLBAUGH, COUNTY OF MONROE, AND

STATE OF PENNSYLVANIA:

BEING KNOWN AS: 1700 ROLLING HILLS DR

TOBYHANNA, PA 18466

BEING PARCEL NUMBER: 03.9E.1.249

PIN: 03635920804142

MUNICIPALITY: TOWNSHIP OF COOLBAUGH

IMPROVEMENTS: RESIDENTIAL PROPERTY

SEIZED AND TAKEN IN EXECU-

TION AS THE PROPERTY OF: **JAMES P VAN-**

VOORHIS

TO ALL PARTIES IN INTEREST AND CLAIM-

ANTS:

Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA. A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Nick Cirranello

Sheriff of Monroe County

Pennsylvania

Catherine Aponte, Esquire

Sheriff's Office

Stroudsburg, PA

Patrick J. Best, Esq, Sheriff's Solicitor

Dec 22, 29, Jan 5

Sheriff's Office

Stroudsburg, PA

Patrick J. Best, Esq, Sheriff's Solicitor

Dec 22, 29, Jan 5

Sheriff's Office

Stroudsburg, PA

Patrick J. Best, Esq, Sheriff's Solicitor

Dec 22, 29, Jan 5

Sheriff's Office

Stroudsburg, PA

Patrick J. Best, Esq, Sheriff's Solicitor

Dec 22, 29, Jan 5

Sheriff's Office

Stroudsburg, PA

Patrick J. Best, Esq, Sheriff's Solicitor

Dec 22, 29, Jan 5

**Sheriff's Sale
OF VALUABLE
REAL ESTATE**

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth

of Pennsylvania to 3562 CIVIL 2016 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, January 25, 2024
AT 10:00 A.M.**

By accessing the web address: www.bid4assets.com/monroecountysheriffsales

PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICHEVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY AFTER AUCTION
LEGAL DESCRIPTION

ALL THE FOLLOWING lot situate in the Township of Middle Smithfield, County of Monroe and State of Pennsylvania, marked and designated as Lot Number 23, Section III, as shown on "Revised Plotting Lake of the Pines, Middle Smithfield Township, Monroe County, Pennsylvania, in Plot Book No. 18, page 19. (Said Lot was originally shown as an "OUT" Lot on Plot Book Volume 17, Page 57).

BEING KNOWN AS: 101 KIMBALL COURT, EAST STROUDSBURG, PA 18302

BEING THE SAME PREMISES WHICH ROMEC, INC., A CORPORATION BY DEED DATED 3/18/2007 AND RECORDED 5/3/2007 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 2304 AT PAGE 2978, GRANTED AND CONVEYED UNTO JOSEPH K. YEBOAH, (A SINGLE MAN).

PIN #: 09734403314420

TAX CODE #: 09.4C.3.26

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **JOSEPH YEBOAH A/K/A JOSEPH K. YEBOAH**
TO ALL PARTIES IN INTEREST AND CLAIMANTS:

Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA. A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will

be made within ten (10) days thereafter unless exceptions are filed within said time.

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Danielle M. DiLeva, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick J. Best, Esq, Sheriff's Solicitor
Dec 22, 29, Jan 5

**Sheriff's Sale
OF VALUABLE
REAL ESTATE**

By virtue of a Writ of Execution issued out of the Court of Common Pleas of Monroe County, Commonwealth

of Pennsylvania to 002046-CV-2023 I, Nick Cirranello, Sheriff of Monroe County, Commonwealth of Pennsylvania will expose the following described real estate to be sold at a public online auction conducted by Bid4Assets, 8757 Georgia Ave., Suite 520, Silver Springs, MD 20910 on:

**Thursday, January 25, 2024
AT 10:00 A.M.**

By accessing the web address: www.bid4assets.com/monroecountysheriffsales

PURCHASERS MUST PAY 10% OF THE PURCHASE PRICE OR SHERIFF'S COSTS, WHICHEVER IS HIGHER TO BID4ASSETS BY WIRE TRANSFER NO LATER THAN 4:00PM THE DAY AFTER AUCTION
LEGAL DESCRIPTION

ALL THAT CERTAIN lot or piece of ground, situated and located in Coolbaugh Township Monroe County, Pennsylvania and encompassed and included within one of the following plats: a subdivision drawn by L.A. Achterman, Jr., P.E., known as Section G-1 of Stillwater Lake Estates, Sun Dance Stillwater Corp., dated October 18, 1968, November 28, 1968 and approved by Monroe County Planning and Zoning Commission March 4, 1969, approved by supervisors of Township of Coolbaugh April 7, 1969, said plat is filed and recorded in the Office of Recording of plats Monroe County on April 24, 1969 in Plat Book 12, page 61; a subdivision plat drawn by L.A. Achterman, Jr., P.E., known as Section G-11 of Stillwater Lake Estates Sun Dance Stillwater Corp., dated November 29, 1968, approved by the Monroe County Planning and Zoning Commission March 4, 1969, approved by supervisors of Township of Coolbaugh April 7, 1969, said plat is filed and recorded in the office for the Recording of plats, Monroe County on April 24, 1969 in Plat Book 12, page 63; a subdivision plat drawn by L.A. Achterman, Jr., P.E., known as Section

G-111 of Stillwater Lake Estates, Sun Dance Stillwater Corp. dated December 28, 1968, approved by Monroe County Planning and Zoning Commission March 4, 1969, approved by supervisors of Township of Coolbaugh April 7, 1969, said plat is filed and recorded in Office for Recording of plats Monroe County on April 24, 1969 in Plat Book 12, page 65. SAID lot having a frontage on Ridge Road of 84.55 feet and a rear line of 96.80; northerly side line of 144.12 feet and a southerly side line of 140.26 feet. Dimensions are more or less and actual stream and lake location governs and determines stream and lake lot side line and rear line dimensions. UNDER AND SUBJECT to conditions, restrictions, covenants and agreements as now of record.

Being the same premises which Margaret Zaloga, by Deed dated 09/13/1991 and recorded 10/11/1991 in the Office of the Recorder of Deeds in and for the County of Monroe, in Deed Book 1797, Page 1456, granted and conveyed unto Diana M. Zaloga, in fee.

Tax Parcel: 03.14E.1.185 PIN 03634502976596
SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: **UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER DIANA M. ZALOGA**

TO ALL PARTIES IN INTEREST AND CLAIMANTS: Prospective bidders must complete the Bid4Assets on-line registration process to participate in the auction. The highest bid plus costs shall be paid to bid4assets, on their website, as the purchase price for the property sold by the Sheriff's Office, Stroudsburg, PA. A schedule of proposed distribution for the proceeds received from the above captioned sale will be on file in the Office of the Sheriff within thirty (30) days from the date of the sale. Distribution in accordance therewith will be made within ten (10) days thereafter unless exceptions are filed within said time.

Nick Cirranello
Sheriff of Monroe County
Pennsylvania
Stephen Panik, Esquire

Sheriff's Office
Stroudsburg, PA
Patrick J. Best, Esq, Sheriff's Solicitor
Dec 22, 29, Jan 5

**PUBLIC NOTICE
2054 CIVIL 2023**

RIVER VILLAGE PHASE IIIB
OWNERS ASSOCIATION
Plaintiff(s)

Vs.

TERRI AYCOCK
Defendant(s)

**NOTICE OF SHERIFF'S SALE OF REAL PROP-
ERTY**

AS TO SEPARATE DEFENDANT(S):**TERRI
AYCOCK**

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your house (real estate) at **Interval No. 16, Unit No. RV-93, of River Village Phase IIIB, Shawnee Village, Shawnee-on-Delaware, PA 18356** is scheduled to be sold at Sheriff's sale on February 29, 2024 at 10:00 AM in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3. All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 16 of Unit No(s). RV-93**, of Phase III-A and Phase III-B (Areas 1-4), River Village, Stage I, Shawnee Village Planned Residential Development, as said Unit and Interval for Phase III-A (Units 1-36) is described in the Declaration filed on March 30, 1979, in Deed Book Volume 939, at Page 255, as amended and/or supplemented; and as said Unit and Interval for Phase III-B (Units 37-168) is described in the Declaration of Protective Covenants, Mutual Ownership and Easements, filed on March 6, 1980, in Deed Book Volume 1016, at Page 103, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration and Final Plans for River Village, Phase III-A and Phase III-B. Said Declaration and Final Plans for Phase III-A, Units 1-36 were filed on November 29, 1979, in Plot Book 42, at Page 3, and January 24, 1980, in Plot Book 42, at Page 69; for Phase III-B, Area 1, Units 37-60 were filed on July 12, 1979, in Plot Book 40, at Page 105, as refiled on February 29, 1980, in Plot Book 42, at Page 103, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 2, Units 61-96 were filed on July 12, 1979, in Plot Book 40, at Pages 105 and 107, as refiled on February 29, 1980, in Plot Book 42, at Pages 103 and 105, and as refiled on August 7, 1981, in Plot

Book 47, at Page 27; for Phase III-B, Area 3, Units 97-132 were filed on July 12, 1979, in Plot Book 40, at Pages 109 and 111, as refiled on February 29, 1980, in Plot Book 42, at Pages 107 and 109; and for Phase III-B, Area 4, Units 133-168 were filed on July 12, 1979, in Plot Book 40, at Page 113, as refiled on February 29, 1980, in Plot Book 42, at Page 111; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **10/2/2019**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2536**, Page **7782** granted and conveyed unto TERRI AYCOCK.

Tax code #: **16.2.1.1-9**

PIN #: **16732101467354C1**

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

**MONROE COUNTY BAR ASSOCIATION
LAWYER REFERRAL SERVICE
913 MAIN STREET
STROUDSBURG, PA 18360
monroebar.org
(570) 424-7288**

Jan 5

**PUBLIC NOTICE
2827 CIVIL 2023**

DEPUY HOUSE PROPERTY
OWNERS ASSOCIATION
Plaintiff(s)

Vs.

SOFIA J BUGDADY
Defendant(s)

**NOTICE OF SHERIFF'S SALE OF REAL PROP-
ERTY**

AS TO SEPARATE DEFENDANT(S): **SOFIA J
BUGDADY**

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your house (real estate) at **Time Period No. 10, Unit No. DV-104, of Depuy House, Shawnee Village, Shawnee-on-Delaware, PA 18356** is scheduled to be sold at Sheriff's sale on February 29, 2024 at 10:00 AM in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

An undivided one fifty-second (1/52) co-tenancy interest being designated as **Time Period(s) No(s). 10** in that certain piece or parcel of land, together with the messuage (and veranda, if any), situated in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as **Unit No. DV-104**, in a certain Statement of Mutual Ownership Agreements of Deputy House Planned Residential Area, filed on August 5, 1976, in Deed Book Volume 721, at Page 317, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration Plans of Deputy House Planned Residential Area. Said Declaration Plans for Phase II-A, Units 60-84 were filed on August 6, 1976, in Plot Book Volume 30, at Page 13; for Phase II-B, Units 85-109 and Units 130-132 were filed on August 1, 1977, in Plot Book Volume 33, at Page 67; for Phase II-C, Units 110-129 were filed on October 26, 1977, in Plot Book Volume 34, at Page 73; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **9/25/2001**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2105**, Page **317** granted and conveyed unto SOFIA J BUGDADY.

Tax code #: **16.3.3.3-1-104**

PIN #: **16733101090664B104**

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

**MONROE COUNTY BAR ASSOCIATION
LAWYER REFERRAL SERVICE
913 MAIN STREET
STROUDSBURG, PA 18360
monroebar.org
(570) 424-1340**

Jan 5

**PUBLIC NOTICE
2811 CIVIL 2023**

RIDGE TOP VILLAGE
OWNERS ASSOCIATION
Plaintiff(s)
Vs.

DAVID BULL, VIRGINIA BULL
Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

AS TO SEPARATE DEFENDANT(S): **DAVID BULL, VIRGINIA BULL**

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your house (real estate) at **Interval No. 22, Unit No. RT-154, of Ridge Top Village, Shawnee Village, Shawnee-on-Delaware, PA 18356** is scheduled to be sold at Sheriff's sale on February 29, 2024 at 10:00 AM in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3. Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 22 of Unit No. RT-154, of Ridge Top Village, Shawnee Village Planned Residential Development**, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as amended and/or supplemented. The said Unit is more particularly shown and described on that certain Declaration Plan filed on May 13, 1981, in Plot Book 46, at Pages 39 and 41; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **1/11/2001**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2089**, Page **8264** granted and conveyed unto DAVID BULL and VIRGINIA BULL.

Tax code #: **16.110434**

PIN #: **16732102591185U154**

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

**MONROE COUNTY BAR ASSOCIATION
LAWYER REFERRAL SERVICE
913 MAIN STREET
STROUDSBURG, PA 18360
monroebar.org
(570) 424-7288**

Jan 5

**PUBLIC NOTICE
2830 CIVIL 2023**

FAIRWAY HOUSE PROPERTY
OWNERS ASSOCIATION
Plaintiff(s)

Vs.

JEFF CARLSON A/K/A JEFFREY A CARLSON,
KNOWN HEIR OF SANDRA L CLAMAN, DE-
CEASED,

**GREGG CARLSON A/K/A GREGG S CARL-
SON,** KNOWN HEIR OF SANDRA L CLAMAN,
DECEASED,

**JOHN CARLSON A/K/A JOHN H CARLSON
JR,** KNOWN HEIR OF SANDRA L CLAMAN,
DECEASED,

AND ANY UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING RIGHT, TITLE OR
INTEREST FROM, UNDER OR THROUGH
SANDRA L CLAMAN, DECEASED

Defendant(s)

**NOTICE OF SHERIFF'S SALE OF REAL PROP-
ERTY**

AS TO SEPARATE DEFENDANT(S): **JOHN CARL-
SON A/K/A JOHN H CARLSON JR,**

KNOWN HEIR OF SANDRA L CLAMAN, DE-
CEASED,
AND ANY UNKNOWN HEIRS, SUCCESSORS,

ASSIGNS
AND ALL PERSONS, FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR INTEREST FROM,
UNDER OR THROUGH **SANDRA L CLAMAN,
DECEASED**

This notice is sent to you in an attempt to
collect a DEBT and any information obtained
from you will be used for that purpose.

Your house (real estate) at **Interval No. 39,
Unit No. 10A, of Fairway House, Shawnee
Village, Shawnee-on-Delaware, PA 18356** is
scheduled to be sold at Sheriff's sale on Feb-
ruary 29, 2024 at 10:00 AM in the Monroe
County Courthouse, Stroudsburg, PA. In the
event the sale is continued, an announcement
will be made at said sale in compliance with
PA Rules of Civil Procedures, Rule 3129.3.

An undivided one fifty-second (1/52) co-ten-
ancy interest being designated as **Interval
No(s). 39**, in that certain piece or parcel of
land, together with the messuage (and veran-
da, if any), situated in the Township of Smith-
field, County of Monroe and Commonwealth
of Pennsylvania, shown and designated as
Unit No. 10A, in a certain Statement of Mu-
tual Ownership Agreements of Fairway House
Planned Residential Area, filed on March 26,
1975, in Deed Book Volume 618, at Page 137,

as amended and/or supplemented (Units 4-6,
9-10, 12-13, 15, 18, 23-38, 41-44, and 47-53)
and Statement of Mutual Ownership, filed on
May 30, 1980, in Deed Book Volume 1036, at
Page 139, as amended and/or supplemented
(Units 2-3, 7-8, 11, 14, 16-17, 19, 21, 34, 39,
and 45-46). The said Unit is more particularly
shown and described on the certain Declara-
tion Plan filed on September 4, 1974, in Plot
Book Volume 23, at Page 99; all filed in the
Office of the Recorder of Deeds of Monroe
County, Pennsylvania.

BEING THE same premises conveyed by deed
recorded **4/14/2004**, in the Office of the Re-
corder of Deeds, etc., at Stroudsburg, Penn-
sylvania, in and for the County of Monroe,
Deed Book Volume **2187**, Page **299** granted
and conveyed unto MILDRED C MEYERS and
SANDRA L CLAMAN.

MILDRED C MEYERS became deceased on
November 11, 2010. MILDRED C MEYERS and
SANDRA L CLAMAN held title as joint tenants
with right of survivorship; therefore, title was
vested solely to SANDRA L CLAMAN at the
time of her passing. SANDRA L CLAMAN be-
came deceased on February 2, 2021. Estate
documents were filed on behalf of SANDRA L
CLAMAN in Charlotte County, Florida, on April
29, 2021, File Number 082021CP000452;
however, no one was appointed as the Exec-
utor and/or Administrator of the Estate. The
known heirs of SANDRA L CLAMAN are JEFF
CARLSON A/K/A JEFFREY A CARLSON, GREGG
CARLSON A/K/A GREGG S CARLSON and JOHN
CARLSON A/K/A JOHN H CARLSON JR. Any and
all other heirs are unknown.

Tax code #: **16.4.1.48-10A**

PIN #: **16732102879912B10A**

YOU SHOULD TAKE THIS PAPER TO YOUR
LAWYER AT ONCE. IF YOU DO NOT HAVE
A LAWYER OR CANNOT AFFORD ONE, GO
TO OR TELEPHONE THE OFFICE SET FORTH
BELOW TO FIND OUT WHERE YOU CAN GET
LEGAL HELP.

**MONROE COUNTY BAR ASSOCIATION
LAWYER REFERRAL SERVICE
913 MAIN STREET
STROUDSBURG, PA 18360
monroebar.org
(570) 424-7288**

Jan 5

**PUBLIC NOTICE
2830 CIVIL 2023**

FAIRWAY HOUSE PROPERTY
OWNERS ASSOCIATION
Plaintiff(s)

Vs.

JEFF CARLSON A/K/A JEFFREY A CARLSON,
KNOWN HEIR OF SANDRA L CLAMAN, DE-
CEASED,

**GREGG CARLSON A/K/A GREGG S CARL-
SON,** KNOWN HEIR OF SANDRA L CLAMAN,
DECEASED,

**JOHN CARLSON A/K/A JOHN H CARLSON
JR,** KNOWN HEIR OF SANDRA L CLAMAN,
DECEASED,

AND ANY UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS AND ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING RIGHT, TITLE OR
INTEREST FROM, UNDER OR THROUGH
SANDRA L CLAMAN, DECEASED

Defendant(s)

**NOTICE OF SHERIFF'S SALE OF REAL PROP-
ERTY**

AS TO SEPARATE DEFENDANT(S): **JOHN CARL-
SON A/K/A JOHN H CARLSON JR,**

KNOWN HEIR OF SANDRA L CLAMAN, DE-
CEASED,
AND ANY UNKNOWN HEIRS, SUCCESSORS,
ASSIGNS

AND ALL PERSONS, FIRMS OR ASSOCIATIONS
CLAIMING RIGHT, TITLE OR INTEREST FROM,
UNDER OR THROUGH **SANDRA L CLAMAN,
DECEASED**

This notice is sent to you in an attempt to
collect a DEBT and any information obtained
from you will be used for that purpose.

Your house (real estate) at **Interval No. 40,
Unit No. 10A, of Fairway House, Shawnee
Village, Shawnee-on-Delaware, PA 18356** is
scheduled to be sold at Sheriff's sale on Feb-
ruary 29, 2024 at 10:00 AM in the Monroe
County Courthouse, Stroudsburg, PA. In the
event the sale is continued, an announcement
will be made at said sale in compliance with
PA Rules of Civil Procedures, Rule 3129.3.

An undivided one fifty-second (1/52) co-ten-
ancy interest being designated as **Interval
No(s). 40**, in that certain piece or parcel of
land, together with the messuage (and veran-
da, if any), situated in the Township of Smith-
field, County of Monroe and Commonwealth
of Pennsylvania, shown and designated as
Unit No. 10A, in a certain Statement of Mu-
tual Ownership Agreements of Fairway House
Planned Residential Area, filed on March 26,
1975, in Deed Book Volume 618, at Page 137,

as amended and/or supplemented (Units 4-6,
9-10, 12-13, 15, 18, 23-38, 41-44, and 47-53)
and Statement of Mutual Ownership, filed on
May 30, 1980, in Deed Book Volume 1036, at
Page 139, as amended and/or supplemented
(Units 2-3, 7-8, 11, 14, 16-17, 19, 21, 34, 39,
and 45-46). The said Unit is more particularly
shown and described on the certain Declara-
tion Plan filed on September 4, 1974, in Plot
Book Volume 23, at Page 99; all filed in the
Office of the Recorder of Deeds of Monroe
County, Pennsylvania.

BEING THE same premises conveyed by deed
recorded **4/14/2004**, in the Office of the Re-
corder of Deeds, etc., at Stroudsburg, Penn-
sylvania, in and for the County of Monroe,
Deed Book Volume **2187**, Page **299** granted
and conveyed unto MILDRED C MEYERS and
SANDRA L CLAMAN.

MILDRED C MEYERS became deceased on
November 11, 2010. MILDRED C MEYERS and
SANDRA L CLAMAN held title as joint tenants
with right of survivorship; therefore, title was
vested solely to SANDRA L CLAMAN at the
time of her passing. SANDRA L CLAMAN be-
came deceased on February 2, 2021. Estate
documents were filed on behalf of SANDRA L
CLAMAN in Charlotte County, Florida, on April
29, 2021, File Number 082021CP000452;
however, no one was appointed as the Exec-
utor and/or Administrator of the Estate. The
known heirs of SANDRA L CLAMAN are JEFF
CARLSON A/K/A JEFFREY A CARLSON, GREGG
CARLSON A/K/A GREGG S CARLSON and JOHN
CARLSON A/K/A JOHN H CARLSON JR. Any and
all other heirs are unknown.

Tax code #: **16.4.1.48-10A**

PIN #: **16732102879912B10A**

YOU SHOULD TAKE THIS PAPER TO YOUR
LAWYER AT ONCE. IF YOU DO NOT HAVE
A LAWYER OR CANNOT AFFORD ONE, GO
TO OR TELEPHONE THE OFFICE SET FORTH
BELOW TO FIND OUT WHERE YOU CAN GET
LEGAL HELP.

**MONROE COUNTY BAR ASSOCIATION
LAWYER REFERRAL SERVICE
913 MAIN STREET
STROUDSBURG, PA 18360
monroebar.org
(570) 424-1340**

Jan 5

**PUBLIC NOTICE
2811 CIVIL 2023**

RIDGE TOP VILLAGE
OWNERS ASSOCIATION

Plaintiff(s)

Vs.

RICARDO CHAPARRO

Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

AS TO SEPARATE DEFENDANT(S): **RICARDO CHAPARRO**

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your house (real estate) at **Interval No. 52, Unit No. RT 206, of Ridge Top Village, Shawnee Village, Shawnee-on-Delaware, PA 18356** is scheduled to be sold at Sheriff's sale on February 29, 2024 at 10:00 AM in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3. Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 52 of Unit No. RT 206, of Ridge Top Village, Shawnee Village Planned Residential Development**, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as amended and/or supplemented. The said Unit is more particularly shown and described on that certain Declaration Plan filed on May 13, 1981, in Plot Book 46, at Pages 39 and 41; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **10/22/2019**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2537**, Page **9128** granted and conveyed unto RICARDO CHAPARRO.

Tax code #: **16.110787**

PIN #: **16732102594707U206**

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

**MONROE COUNTY BAR ASSOCIATION
LAWYER REFERRAL SERVICE
913 MAIN STREET
STROUDSBURG, PA 18360
monroebar.org
(570) 424-1340**

Jan 5

**PUBLIC NOTICE
2807 CIVIL 2023**

RIDGE TOP VILLAGE

OWNERS ASSOCIATION

Plaintiff(s)

Vs.

MICHAEL D CLARK

Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

AS TO SEPARATE DEFENDANT(S): **MICHAEL D CLARK**

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your house (real estate) at **Interval No. 42, Unit No. RT 9, of Ridge Top Village, Shawnee Village, Shawnee-on-Delaware, PA 18356** is scheduled to be sold at Sheriff's sale on February 29, 2024 at 10:00 AM in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 42 of Unit No. RT 9, of Ridge Top Village, Shawnee Village Planned Residential Development**, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as amended and/or supplemented. The said Unit is more particularly shown and described on that certain Declaration Plan filed on May 13, 1981, in Plot Book 46, at Pages 39 and 41; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **5/6/2010**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2370**, Page **2788** granted and conveyed unto MICHAEL D CLARK.

Tax code #: **16.88008.U9**

PIN #: **16732102579978U9**

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

MONROE COUNTY BAR ASSOCIATION

LAWYER REFERRAL SERVICE
913 MAIN STREET
STROUDSBURG, PA 18360
monroebar.org
(570) 424-1340

Jan 5

PUBLIC NOTICE
2827 CIVIL 2023

DEPUY HOUSE PROPERTY
 OWNERS ASSOCIATION
 Plaintiff(s)

Vs.

ROBERT H DONLAN, C JEAN KNIGHT DONLAN
 Defendant(s)

**NOTICE OF SHERIFF'S SALE OF REAL PROP-
 ERTY**

AS TO SEPARATE DEFENDANT(S): **C JEAN
 KNIGHT DONLAN**

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your house (real estate) at **Time Period No. 29, Unit No. 119, of Deputy House, Shawnee Village, Shawnee-on-Delaware, PA 18356** is scheduled to be sold at Sheriff's sale on February 29, 2024 at 10:00 AM in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

An undivided one fifty-second (1/52) co-tenancy interest being designated as **Time Period(s) No(s). 29** in that certain piece or parcel of land, together with the message (and veranda, if any), situated in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as **Unit No. 119**, in a certain Statement of Mutual Ownership Agreements of Deputy House Planned Residential Area, filed on August 5, 1976, in Deed Book Volume 721, at Page 317, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration Plans of Deputy House Planned Residential Area. Said Declaration Plans for Phase II-A, Units 60-84 were filed on August 6, 1976, in Plot Book Volume 30, at Page 13; for Phase II-B, Units 85-109 and Units 130-132 were filed on August 1, 1977, in Plot Book Volume 33, at Page 67; for Phase II-C, Units 110-129 were filed on October 26, 1977, in Plot Book Volume 34, at Page 73; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed

recorded **4/20/1995**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2002**, Page **414** granted and conveyed unto ROBERT H DONLAN and C JEAN KNIGHT DONLAN.

Tax code #: **16.3.3.3-1-119**

PIN #: **16733101094813B119**

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

MONROE COUNTY BAR ASSOCIATION
LAWYER REFERRAL SERVICE
913 MAIN STREET
STROUDSBURG, PA 18360
monroebar.org
(570) 424-1340

Jan 5

PUBLIC NOTICE
2054 CIVIL 2023

RIVER VILLAGE PHASE III B
 OWNERS ASSOCIATION
 Plaintiff(s)

Vs.

WAYNE A ESPITEE,
 LOUISA ESPITEE
 Defendant(s)

**NOTICE OF SHERIFF'S SALE OF REAL PROP-
 ERTY**

AS TO SEPARATE DEFENDANT(S): **LOUISA ES-
 PITTEE**

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your house (real estate) at **Interval No. 9, Unit No. R161, of River Village Phase III B, Shawnee Village, Shawnee-on-Delaware, PA 18356** is scheduled to be sold at Sheriff's sale on February 29, 2024 at 10:00 AM in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3. All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 9 of Unit No(s). R161**, of Phase III-A and Phase III-B (Areas 1-4), River Village, Stage I, Shawnee Village Planned Residential Development, as said Unit and Interval for Phase III-A (Units 1-36) is described in the Declaration filed on March 30, 1979, in Deed Book Volume 939, at

Page 255, as amended and/or supplemented; and as said Unit and Interval for Phase III-B (Units 37-168) is described in the Declaration of Protective Covenants, Mutual Ownership and Easements, filed on March 6, 1980, in Deed Book Volume 1016, at Page 103, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration and Final Plans for River Village, Phase III-A and Phase III-B. Said Declaration and Final Plans for Phase III-A, Units 1-36 were filed on November 29, 1979, in Plot Book 42, at Page 3, and January 24, 1980, in Plot Book 42, at Page 69; for Phase III-B, Area 1, Units 37-60 were filed on July 12, 1979, in Plot Book 40, at Page 105, as refiled on February 29, 1980, in Plot Book 42, at Page 103, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 2, Units 61-96 were filed on July 12, 1979, in Plot Book 40, at Pages 105 and 107, as refiled on February 29, 1980, in Plot Book 42, at Pages 103 and 105, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 3, Units 97-132 were filed on July 12, 1979, in Plot Book 40, at Pages 109 and 111, as refiled on February 29, 1980, in Plot Book 42, at Pages 107 and 109; and for Phase III-B, Area 4, Units 133-168 were filed on July 12, 1979, in Plot Book 40, at Page 113, as refiled on February 29, 1980, in Plot Book 42, at Page 111; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **7/31/1984**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1378**, Page **41** granted and conveyed unto WAYNE A ESPITEE and LOUISA ESPITEE.

Tax code #: **16.2.1.1-11**

PIN #: **16732100340877**

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

MONROE COUNTY BAR ASSOCIATION
LAWYER REFERRAL SERVICE
913 MAIN STREET
STROUDSBURG, PA 18360
monroebar.org
(570) 424-1340

Jan 5

PUBLIC NOTICE
2086 CIVIL 2023

RIVER VILLAGE
 OWNER'S ASSOCIATION
 Plaintiff(s)

Vs.

PAULETTE P FAULKNOR,
 LLOYD L FAULKNOR
 Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

AS TO SEPARATE DEFENDANT(S): **PAULETTE P FAULKNOR, LLOYD L FAULKNOR**

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your house (real estate) at **Interval No. 19, Unit No. RV-32, of River Village, Shawnee Village, Shawnee-on-Delaware, PA 18356** is scheduled to be sold at Sheriff's sale on February 29, 2024 at 10:00 AM in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 19 of Unit No(s). RV-32**, of Phase III-A and Phase III-B (Areas 1-4), River Village, Stage I, Shawnee Village Planned Residential Development, as said Unit and Interval for Phase III-A (Units 1-36) is described in the Declaration filed on March 30, 1979, in Deed Book Volume 939, at Page 255, as amended and/or supplemented; and as said Unit and Interval for Phase III-B (Units 37-168) is described in the Declaration of Protective Covenants, Mutual Ownership and Easements, filed on March 6, 1980, in Deed Book Volume 1016, at Page 103, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration and Final Plans for River Village, Phase III-A and Phase III-B. Said Declaration and Final Plans for Phase III-A, Units 1-36 were filed on November 29, 1979, in Plot Book 42, at Page 3, and January 24, 1980, in Plot Book 42, at Page 69; for Phase III-B, Area 1, Units 37-60 were filed on July 12, 1979, in Plot Book 40, at Page 105, as refiled on February 29, 1980, in Plot Book 42, at Page 103, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 2, Units 61-96 were filed on July 12, 1979, in Plot Book 40, at Pages 105 and 107, as refiled on February 29, 1980, in Plot Book 42, at Pages 103 and

105, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 3, Units 97-132 were filed on July 12, 1979, in Plot Book 40, at Pages 109 and 111, as refiled on February 29, 1980, in Plot Book 42, at Pages 107 and 109; and for Phase III-B, Area 4, Units 133-168 were filed on July 12, 1979, in Plot Book 40, at Page 113, as refiled on February 29, 1980, in Plot Book 42, at Page 111; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **5/21/2002**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2122**, Page **4852** granted and conveyed unto PAULETTE P FAULKOR and LLOYD L FAULKOR.

Tax code #: **16.2.1.1-7-8C**

PIN #: **16732102770342**

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

**MONROE COUNTY BAR ASSOCIATION
LAWYER REFERRAL SERVICE
913 MAIN STREET
STROUDSBURG, PA 18360
monroebar.org
(570) 424-1340**

Jan 5

**PUBLIC NOTICE
2811 CIVIL 2023**

RIDGE TOP VILLAGE
OWNERS ASSOCIATION
Plaintiff(s)

Vs.

VICTOR GO,
JOSEPHINE GO,
EFREN PALPALLATOC,
FELICIDAD PALPALLATOC
Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

AS TO SEPARATE DEFENDANT(S): **JOSEPHINE GO**

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your house (real estate) at **Interval No. 48, Unit No. RT-9, of Ridge Top Village, Shawnee Village, Shawnee-on-Delaware, PA 18356** is scheduled to be sold at Sheriff's sale on Feb-

ruary 29, 2024 at 10:00 AM in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 48 of Unit No. RT-9**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as amended and/or supplemented. The said Unit is more particularly shown and described on that certain Declaration Plan filed on May 13, 1981, in Plot Book 46, at Pages 39 and 41; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **11/5/1998**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2055**, Page **7877** granted and conveyed unto VICTOR GO and JOSEPHINE GO and EFREN PALPALLATOC and FELICIDAD PALPALLATOC.

Tax code #: **16.88008.U9**

PIN #: **16732102579978U9**

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

**MONROE COUNTY BAR ASSOCIATION
LAWYER REFERRAL SERVICE
913 MAIN STREET
STROUDSBURG, PA 18360
monroebar.org
(570) 424-1340**

Jan 5

**PUBLIC NOTICE
2086 CIVIL 2023**

RIVER VILLAGE
OWNER'S ASSOCIATION
Plaintiff(s)

Vs.

JEREMIAH S GOURD
Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

AS TO SEPARATE DEFENDANT(S): **JEREMIAH S**

GOURD

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your house (real estate) at **Interval No. 30, Unit No. R33, of River Village, Shawnee Village, Shawnee-on-Delaware, PA 18356** is scheduled to be sold at Sheriff's sale on February 29, 2024 at 10:00 AM in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 30 of Unit No(s). R33**, of Phase III-A and Phase III-B (Areas 1-4), River Village, Stage I, Shawnee Village Planned Residential Development, as said Unit and Interval for Phase III-A (Units 1-36) is described in the Declaration filed on March 30, 1979, in Deed Book Volume 939, at Page 255, as amended and/or supplemented; and as said Unit and Interval for Phase III-B (Units 37-168) is described in the Declaration of Protective Covenants, Mutual Ownership and Easements, filed on March 6, 1980, in Deed Book Volume 1016, at Page 103, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration and Final Plans for River Village, Phase III-A and Phase III-B. Said Declaration and Final Plans for Phase III-A, Units 1-36 were filed on November 29, 1979, in Plot Book 42, at Page 3, and January 24, 1980, in Plot Book 42, at Page 69; for Phase III-B, Area 1, Units 37-60 were filed on July 12, 1979, in Plot Book 40, at Page 105, as refiled on February 29, 1980, in Plot Book 42, at Page 103, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 2, Units 61-96 were filed on July 12, 1979, in Plot Book 40, at Pages 105 and 107, as refiled on February 29, 1980, in Plot Book 42, at Pages 103 and 105, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 3, Units 97-132 were filed on July 12, 1979, in Plot Book 40, at Pages 109 and 111, as refiled on February 29, 1980, in Plot Book 42, at Pages 107 and 109; and for Phase III-B, Area 4, Units 133-168 were filed on July 12, 1979, in Plot Book 40, at Page 113, as refiled on February 29, 1980, in Plot Book 42, at Page 111; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed

recorded **3/14/1980**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1019**, Page **124** granted and conveyed unto JEREMIAH S GOURD.

Tax code #: **16.2.1.1-7-9C**

PIN #: **16732102679266**

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

**MONROE COUNTY BAR ASSOCIATION
LAWYER REFERRAL SERVICE
913 MAIN STREET
STROUDSBURG, PA 18360
monroebar.org
(570) 424-1340**

Jan 5

**PUBLIC NOTICE
2806 CIVIL 2023**

RIVER VILLAGE PHASE IIIB
OWNERS ASSOCIATION
Plaintiff(s)

Vs.

JOGINDER LOTTA Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

AS TO SEPARATE DEFENDANT(S): **JOGINDER LOTTA**

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your house (real estate) at **Interval No. 45, Unit No. RV-148, of River Village Phase IIIB, Shawnee Village, Shawnee-on-Delaware, PA 18356** is scheduled to be sold at Sheriff's sale on February 29, 2024 at 10:00 AM in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3. All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 45 of Unit No(s). RV-148**, of Phase III-A and Phase III-B (Areas 1-4), River Village, Stage I, Shawnee Village Planned Residential Development, as said Unit and Interval for Phase III-A (Units 1-36) is described in the Declaration filed on March 30, 1979, in Deed Book Volume 939, at Page 255, as amended and/or supplemented; and as said Unit and Interval for Phase III-B (Units 37-168) is described in the Declara-

tion of Protective Covenants, Mutual Ownership and Easements, filed on March 6, 1980, in Deed Book Volume 1016, at Page 103, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration and Final Plans for River Village, Phase III-A and Phase III-B. Said Declaration and Final Plans for Phase III-A, Units 1-36 were filed on November 29, 1979, in Plot Book 42, at Page 3, and January 24, 1980, in Plot Book 42, at Page 69; for Phase III-B, Area 1, Units 37-60 were filed on July 12, 1979, in Plot Book 40, at Page 105, as refiled on February 29, 1980, in Plot Book 42, at Page 103, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 2, Units 61-96 were filed on July 12, 1979, in Plot Book 40, at Pages 105 and 107, as refiled on February 29, 1980, in Plot Book 42, at Pages 103 and 105, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 3, Units 97-132 were filed on July 12, 1979, in Plot Book 40, at Pages 109 and 111, as refiled on February 29, 1980, in Plot Book 42, at Pages 107 and 109; and for Phase III-B, Area 4, Units 133-168 were filed on July 12, 1979, in Plot Book 40, at Page 113, as refiled on February 29, 1980, in Plot Book 42, at Page 111; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **12/14/1994**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1985**, Page **1568** granted and conveyed unto JOGINDER LOTTA.

Tax code #: **16.2.1.1-11**

PIN #: **16732100340877**

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

MONROE COUNTY BAR ASSOCIATION
LAWYER REFERRAL SERVICE
913 MAIN STREET
STROUDSBURG, PA 18360
monroebar.org
(570) 424-7288

Jan 5

PUBLIC NOTICE
2806 CIVIL 2023

RIVER VILLAGE PHASE IIIB
 OWNERS ASSOCIATION

Plaintiff(s)

Vs.

CATHERINE LUTZ, INDIVIDUALLY AND AS KNOWN HEIR OF ROBERT LUTZ A/K/A ROBERT E LUTZ SR, DECEASED,
 AND ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH
ROBERT LUTZ A/K/A ROBERT E LUTZ SR, DECEASED

Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

AS TO SEPARATE DEFENDANT(S): **CATHERINE LUTZ**, INDIVIDUALLY AND AS KNOWN HEIR OF ROBERT LUTZ A/K/A ROBERT E LUTZ SR, DECEASED, AND ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH
ROBERT LUTZ A/K/A ROBERT E LUTZ SR, DECEASED

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your house (real estate) at **Interval No. 23, Unit No. R90, of River Village Phase IIIB, Shawnee Village, Shawnee-on-Delaware, PA 18356** is scheduled to be sold at Sheriff's sale on February 29, 2024 at 10:00 AM in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3. All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 23 of Unit No(s). R90**, of Phase III-A and Phase III-B (Areas 1-4), River Village, Stage I, Shawnee Village Planned Residential Development, as said Unit and Interval for Phase III-A (Units 1-36) is described in the Declaration filed on March 30, 1979, in Deed Book Volume 939, at Page 255, as amended and/or supplemented; and as said Unit and Interval for Phase III-B (Units 37-168) is described in the Declaration of Protective Covenants, Mutual Ownership and Easements, filed on March 6, 1980, in Deed Book Volume 1016, at Page 103, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration and Final Plans for River Village, Phase III-A and Phase III-B. Said Declaration and Final Plans for Phase III-A, Units 1-36 were filed on November 29, 1979, in Plot

Book 42, at Page 3, and January 24, 1980, in Plot Book 42, at Page 69; for Phase III-B, Area 1, Units 37-60 were filed on July 12, 1979, in Plot Book 40, at Page 105, as refiled on February 29, 1980, in Plot Book 42, at Page 103, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 2, Units 61-96 were filed on July 12, 1979, in Plot Book 40, at Pages 105 and 107, as refiled on February 29, 1980, in Plot Book 42, at Pages 103 and 105, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 3, Units 97-132 were filed on July 12, 1979, in Plot Book 40, at Pages 109 and 111, as refiled on February 29, 1980, in Plot Book 42, at Pages 107 and 109; and for Phase III-B, Area 4, Units 133-168 were filed on July 12, 1979, in Plot Book 40, at Page 113, as refiled on February 29, 1980, in Plot Book 42, at Page 111; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **4/6/1984**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1348**, Page **45** granted and conveyed unto ROBERT LUTZ A/K/A ROBERT E LUTZ SR and CATHERINE LUTZ.

ROBERT LUTZ A/K/A ROBERT E LUTZ SR became deceased on October 30, 2020. ROBERT LUTZ A/K/A ROBERT E LUTZ SR and CATHERINE LUTZ held title as tenants in common. The known heir of ROBERT LUTZ A/K/A ROBERT E LUTZ SR is CATHERINE LUTZ. Any and all other heirs are unknown.

Tax code #: **16.2.1.1-9**

PIN #: **16732101467354C1**

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

MONROE COUNTY BAR ASSOCIATION
LAWYER REFERRAL SERVICE
913 MAIN STREET
STROUDSBURG, PA 18360
monroebar.org
(570) 424-1340

Jan 5

PUBLIC NOTICE
2049 CIVIL 2023

RIVER VILLAGE PHASE IIIB
 OWNERS ASSOCIATION
 Plaintiff(s)

Vs.

DEBRA Y MALLORY

Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

AS TO SEPARATE DEFENDANT(S): **DEBRA Y MALLORY**

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your house (real estate) at **Interval No. 21, Unit No. RV93, of River Village Phase IIIB, Shawnee Village, Shawnee-on-Delaware, PA 18356** is scheduled to be sold at Sheriff's sale on February 29, 2024 at 10:00 AM in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3. All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 21 of Unit No(s). RV93**, of Phase III-A and Phase III-B (Areas 1-4), River Village, Stage I, Shawnee Village Planned Residential Development, as said Unit and Interval for Phase III-A (Units 1-36) is described in the Declaration filed on March 30, 1979, in Deed Book Volume 939, at Page 255, as amended and/or supplemented; and as said Unit and Interval for Phase III-B (Units 37-168) is described in the Declaration of Protective Covenants, Mutual Ownership and Easements, filed on March 6, 1980, in Deed Book Volume 1016, at Page 103, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration and Final Plans for River Village, Phase III-A and Phase III-B. Said Declaration and Final Plans for Phase III-A, Units 1-36 were filed on November 29, 1979, in Plot Book 42, at Page 3, and January 24, 1980, in Plot Book 42, at Page 69; for Phase III-B, Area 1, Units 37-60 were filed on July 12, 1979, in Plot Book 40, at Page 105, as refiled on February 29, 1980, in Plot Book 42, at Page 103, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 2, Units 61-96 were filed on July 12, 1979, in Plot Book 40, at Pages 105 and 107, as refiled on February 29, 1980, in Plot Book 42, at Pages 103 and 105, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 3, Units 97-132 were filed on July 12, 1979, in Plot Book 40, at Pages 109 and 111, as refiled on February 29, 1980, in Plot Book 42, at Pages 107 and 109; and for Phase III-B, Area 4,

Units 133-168 were filed on July 12, 1979, in Plot Book 40, at Page 113, as refiled on February 29, 1980, in Plot Book 42, at Page 111; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **9/22/1989**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1701**, Page **1636** granted and conveyed unto DEBRA Y MALLORY.

Tax code #: **16.2.1.1-9**

PIN #: **16732101467354C1**

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

MONROE COUNTY BAR ASSOCIATION
LAWYER REFERRAL SERVICE
913 MAIN STREET
STROUDSBURG, PA 18360
monroebar.org
(570) 424-1340

Jan 5

PUBLIC NOTICE
2827 CIVIL 2023

DEPUY HOUSE PROPERTY
 OWNERS ASSOCIATION

Plaintiff(s)

Vs.

DENNIS MASSER,
 MARLENE MASSER

Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

AS TO SEPARATE DEFENDANT(S): **DENNIS MASSER, MARLENE MASSER**

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your house (real estate) at **Time Period No. 43, Unit No. 62F, of Depuy House, Shawnee Village, Shawnee-on-Delaware, PA 18356** is scheduled to be sold at Sheriff's sale on February 29, 2024 at 10:00 AM in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

An undivided one fifty-second (1/52) co-tenancy interest being designated as **Time Period(s) No(s). 43** in that certain piece or parcel of land, together with the messuage (and

veranda, if any), situated in the Township of Smithfield, County of Monroe and Commonwealth of Pennsylvania, shown and designated as **Unit No. 62F**, in a certain Statement of Mutual Ownership Agreements of Depuy House Planned Residential Area, filed on August 5, 1976, in Deed Book Volume 721, at Page 317, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration Plans of Depuy House Planned Residential Area. Said Declaration Plans for Phase II-A, Units 60-84 were filed on August 6, 1976, in Plot Book Volume 30, at Page 13; for Phase II-B, Units 85-109 and Units 130-132 were filed on August 1, 1977, in Plot Book Volume 33, at Page 67; for Phase II-C, Units 110-129 were filed on October 26, 1977, in Plot Book Volume 34, at Page 73; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **1/23/1980**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1001**, Page **339** granted and conveyed unto DENNIS MASSER and MARLENE MASSER.

Tax code #: **16.3.3.3-1-62F**

PIN #: **16732102993089862F**

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

MONROE COUNTY BAR ASSOCIATION
LAWYER REFERRAL SERVICE
913 MAIN STREET
STROUDSBURG, PA 18360
monroebar.org
(570) 424-1340

Jan 5

PUBLIC NOTICE
2806 CIVIL 2023

RIVER VILLAGE PHASE IIIB
 OWNERS ASSOCIATION

Plaintiff(s)

Vs.

ROY L MILLER JR, KNOWN HEIR OF MADELINE C MILLER, DECEASED,
DONNA GALLO, KNOWN HEIR OF MADELINE C MILLER, DECEASED
COLUMBIA MILLER LECKNER, KNOWN HEIR OF MADELINE C MILLER, DECEASED,

AND ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH **MADELINE C MILLER, DECEASED**

Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

AS TO SEPARATE DEFENDANT(S): ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH **MADELINE C MILLER, DECEASED**

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your house (real estate) at **Interval No. 42, Unit No. R100, of River Village Phase IIIB, Shawnee Village, Shawnee-on-Delaware, PA 18356** is scheduled to be sold at Sheriff's sale on February 29, 2024 at 10:00 AM in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3. All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 42 of Unit No(s). R100**, of Phase III-A and Phase III-B (Areas 1-4), River Village, Stage I, Shawnee Village Planned Residential Development, as said Unit and Interval for Phase III-A (Units 1-36) is described in the Declaration filed on March 30, 1979, in Deed Book Volume 939, at Page 255, as amended and/or supplemented; and as said Unit and Interval for Phase III-B (Units 37-168) is described in the Declaration of Protective Covenants, Mutual Ownership and Easements, filed on March 6, 1980, in Deed Book Volume 1016, at Page 103, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration and Final Plans for River Village, Phase III-A and Phase III-B. Said Declaration and Final Plans for Phase III-A, Units 1-36 were filed on November 29, 1979, in Plot Book 42, at Page 3, and January 24, 1980, in Plot Book 42, at Page 69; for Phase III-B, Area 1, Units 37-60 were filed on July 12, 1979, in Plot Book 40, at Page 105, as refiled on February 29, 1980, in Plot Book 42, at Page 103, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 2, Units 61-96 were filed on July 12, 1979, in Plot Book 40, at Pages 105 and 107, as refiled on February

29, 1980, in Plot Book 42, at Pages 103 and 105, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 3, Units 97-132 were filed on July 12, 1979, in Plot Book 40, at Pages 109 and 111, as refiled on February 29, 1980, in Plot Book 42, at Pages 107 and 109; and for Phase III-B, Area 4, Units 133-168 were filed on July 12, 1979, in Plot Book 40, at Page 113, as refiled on February 29, 1980, in Plot Book 42, at Page 111; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **8/22/1986**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1506**, Page **1453** granted and conveyed unto ROY L MILLER A/K/A ROY L MILLER SR and MADELINE C MILLER.

ROY L MILLER A/K/A ROY L MILLER SR became deceased on June 24, 2008. ROY L MILLER A/K/A ROY L MILLER SR and MADELINE C MILLER held title as tenants by the entirety; therefore, title was vested solely to MADELINE C MILLER at the time of his passing. MADELINE C MILLER became deceased on February 2, 2022. The known heirs of MADELINE C MILLER are ROY L MILLER JR, DONNA GALLO and COLUMBIA MILLER LECKNER. Any and all other heirs are unknown.

Tax code #: **16.2.1.1-10**

PIN #: **16732101450770C1**

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

**MONROE COUNTY BAR ASSOCIATION
LAWYER REFERRAL SERVICE
913 MAIN STREET
STROUDSBURG, PA 18360
monroebar.org
(570) 424-7288**

Jan 5

**PUBLIC NOTICE
2086 CIVIL 2023**

RIVER VILLAGE
OWNER'S ASSOCIATION
Plaintiff(s)

Vs.

MOHAMES S MOHMOUD A/K/A
MOHAMED S MAHMOUD,
FAWZIEA M MAHMOUD
Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

AS TO SEPARATE DEFENDANT(S): **FAWZIEA M MAHMOUD**

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your house (real estate) at **Interval No. 21, Unit No. R13, of River Village, Shawnee Village, Shawnee-on-Delaware, PA 18356** is scheduled to be sold at Sheriff's sale on February 29, 2024 at 10:00 AM in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 21 of Unit No(s). R13**, of Phase III-A and Phase III-B (Areas 1-4), River Village, Stage I, Shawnee Village Planned Residential Development, as said Unit and Interval for Phase III-A (Units 1-36) is described in the Declaration filed on March 30, 1979, in Deed Book Volume 939, at Page 255, as amended and/or supplemented; and as said Unit and Interval for Phase III-B (Units 37-168) is described in the Declaration of Protective Covenants, Mutual Ownership and Easements, filed on March 6, 1980, in Deed Book Volume 1016, at Page 103, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration and Final Plans for River Village, Phase III-A and Phase III-B. Said Declaration and Final Plans for Phase III-A, Units 1-36 were filed on November 29, 1979, in Plot Book 42, at Page 3, and January 24, 1980, in Plot Book 42, at Page 69; for Phase III-B, Area 1, Units 37-60 were filed on July 12, 1979, in Plot Book 40, at Page 105, as refiled on February 29, 1980, in Plot Book 42, at Page 103, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 2, Units 61-96 were filed on July 12, 1979, in Plot Book 40, at Pages 105 and 107, as refiled on February 29, 1980, in Plot Book 42, at Pages 103 and 105, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 3, Units 97-132 were filed on July 12, 1979, in Plot Book 40, at Pages 109 and 111, as refiled on February 29, 1980, in Plot Book 42, at Pages 107 and 109; and for Phase III-B, Area 4, Units 133-168 were filed on July 12, 1979, in Plot Book 40, at Page 113, as refiled on February 29, 1980, in Plot Book 42, at Page 111; all

filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **10/25/1984**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1411**, Page **13** granted and conveyed unto MOHAMES S MOHMOUD A/K/A MOHAMED S MAHMOUD and FAWZIEA M MAHMOUD.

Tax code #: **16.2.1.1-7-4C**

PIN #: **16732102773427**

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

**MONROE COUNTY BAR ASSOCIATION
LAWYER REFERRAL SERVICE
913 MAIN STREET
STROUDSBURG, PA 18360
monroebar.org
(570) 424-7288**

Jan 5

**PUBLIC NOTICE
2807 CIVIL 2023**

RIDGE TOP VILLAGE
OWNERS ASSOCIATION
Plaintiff(s)

Vs.

FERNANDO OTERO, JOHN FERRANTE,
PAULA LOPEZ, MERCEDES PINEDA, JUANITA
FELICIANO, LUZ CRUZ, BRENDA HERNANDEZ,
CONSUELO SILVA

Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

AS TO SEPARATE DEFENDANT(S): FERNANDO OTERO, JOHN FERRANTE, PAULA LOPEZ, MERCEDES PINEDA, JUANITA FELICIANO, LUZ CRUZ, BRENDA HERNANDEZ, CONSUELO SILVA

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your house (real estate) at **Interval No. 21, Unit No. RT-21, of Ridge Top Village, Shawnee Village, Shawnee-on-Delaware, PA 18356** is scheduled to be sold at Sheriff's sale on February 29, 2024 at 10:00 AM in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 21 of Unit No. RT-21**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as amended and/or supplemented. The said Unit is more particularly shown and described on that certain Declaration Plan filed on May 13, 1981, in Plot Book 46, at Pages 39 and 41; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **11/2/2010**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2378**, Page **2498** granted and conveyed unto FERNANDO OTERO and JOHN FERRANTE and PAULA LOPEZ and MERCEDES PINEDA and JUANITA FELICIANO and LUZ CRUZ and BRENDA HERNANDEZ and CONSUELO SILVA.

Tax code #: **16.88020.U21**

PIN #: **16732102686098**

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

**MONROE COUNTY BAR ASSOCIATION
LAWYER REFERRAL SERVICE
913 MAIN STREET
STROUDSBURG, PA 18360
monroebar.org**

Jan 5

**PUBLIC NOTICE
2049 CIVIL 2023**

RIVER VILLAGE PHASE IIIB
OWNERS ASSOCIATION
Plaintiff(s)

Vs.

ERNEST PELERIN, ADRIENNE PELERIN
Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

AS TO SEPARATE DEFENDANT(S): **ADRIENNE PELERIN**

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your house (real estate) at **Interval No. 43, Unit No. RV-137, of River Village Phase IIIB, Shawnee Village, Shawnee-on-Delaware, PA 18356** is scheduled to be sold at Sheriff's sale on February 29, 2024 at 10:00 AM in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 43 of Unit No(s). RV-137**, of Phase III-A and Phase III-B (Areas 1-4), River Village, Stage I, Shawnee Village Planned Residential Development, as said Unit and Interval for Phase III-A (Units 1-36) is described in the Declaration filed on March 30, 1979, in Deed Book Volume 939, at Page 255, as amended and/or supplemented; and as said Unit and Interval for Phase III-B (Units 37-168) is described in the Declaration of Protective Covenants, Mutual Ownership and Easements, filed on March 6, 1980, in Deed Book Volume 1016, at Page 103, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration and Final Plans for River Village, Phase III-A and Phase III-B. Said Declaration and Final Plans for Phase III-A, Units 1-36 were filed on November 29, 1979, in Plot Book 42, at Page 3, and January 24, 1980, in Plot Book 42, at Page 69; for Phase III-B, Area 1, Units 37-60 were filed on July 12, 1979, in Plot Book 40, at Page 105, as refiled on February 29, 1980, in Plot Book 42, at Page 103, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 2, Units 61-96 were filed on July 12, 1979, in Plot Book 40, at Pages 105 and 107, as refiled on February 29, 1980, in Plot Book 42, at Pages 103 and 105, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 3, Units 97-132 were filed on July 12, 1979, in Plot Book 40, at Pages 109 and 111, as refiled on February 29, 1980, in Plot Book 42, at Pages 107 and 109; and for Phase III-B, Area 4, Units 133-168 were filed on July 12, 1979, in Plot Book 40, at Page 113, as refiled on February 29, 1980, in Plot Book 42, at Page 111; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **10/27/1997**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe,

Deed Book Volume **2041**, Page **3635** granted and conveyed unto ERNEST PELERIN and ADRIENNE PELERIN.

Tax code #: **16.2.1.1-11**

PIN #: **16732100340877**

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

**MONROE COUNTY BAR ASSOCIATION
LAWYER REFERRAL SERVICE
913 MAIN STREET
STROUDSBURG, PA 18360
monroebar.org
(570) 424-7288**

Jan 5

**PUBLIC NOTICE
2806 CIVIL 2023**

RIVER VILLAGE PHASE IIIB
OWNERS ASSOCIATION
Plaintiff(s)

Vs.

ERNEST RAYMOND PIVONKA, KNOWN HEIR OF BARBARA J BRIZZ A/K/A BARBARA JEAN BRIZZ, DECEASED, AND ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH **BARBARA J BRIZZ A/K/A BARBARA JEAN BRIZZ, DECEASED**
Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

AS TO SEPARATE DEFENDANT(S): ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH **BARBARA J BRIZZ A/K/A BARBARA JEAN BRIZZ, DECEASED**

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your house (real estate) at **Interval No. 51, Unit No. R71, of River Village Phase IIIB, Shawnee Village, Shawnee-on-Delaware, PA 18356** is scheduled to be sold at Sheriff's sale on February 29, 2024 at 10:00 AM in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3. All that certain interest in land situated in

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 51 of Unit No(s). R71**, of Phase III-A and Phase III-B (Areas 1-4), River Village, Stage I, Shawnee Village Planned Residential Development, as said Unit and Interval for Phase III-A (Units 1-36) is described in the Declaration filed on March 30, 1979, in Deed Book Volume 939, at Page 255, as amended and/or supplemented; and as said Unit and Interval for Phase III-B (Units 37-168) is described in the Declaration of Protective Covenants, Mutual Ownership and Easements, filed on March 6, 1980, in Deed Book Volume 1016, at Page 103, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration and Final Plans for River Village, Phase III-A and Phase III-B. Said Declaration and Final Plans for Phase III-A, Units 1-36 were filed on November 29, 1979, in Plot Book 42, at Page 3, and January 24, 1980, in Plot Book 42, at Page 69; for Phase III-B, Area 1, Units 37-60 were filed on July 12, 1979, in Plot Book 40, at Page 105, as refiled on February 29, 1980, in Plot Book 42, at Page 103, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 2, Units 61-96 were filed on July 12, 1979, in Plot Book 40, at Pages 105 and 107, as refiled on February 29, 1980, in Plot Book 42, at Pages 103 and 105, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 3, Units 97-132 were filed on July 12, 1979, in Plot Book 40, at Pages 109 and 111, as refiled on February 29, 1980, in Plot Book 42, at Pages 107 and 109; and for Phase III-B, Area 4, Units 133-168 were filed on July 12, 1979, in Plot Book 40, at Page 113, as refiled on February 29, 1980, in Plot Book 42, at Page 111; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **3/13/1987**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1542**, Page **1054** granted and conveyed unto BARBARA J BRIZZ A/K/A BARBARA JEAN BRIZZ.

Tax code #: **16.2.1.1-9**

PIN #: **16732101467354C1**

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

**MONROE COUNTY BAR ASSOCIATION
LAWYER REFERRAL SERVICE
913 MAIN STREET
STROUDSBURG, PA 18360
monroebar.org
(570) 424-1340**

Jan 5

**PUBLIC NOTICE
2774 CIVIL 2023**

RIDGE TOP-CRESTVIEW VACATION
OWNERS ASSOCIATION, INC.

Plaintiff(s)

Vs.

DENISE SCOTT, SAMUEL ROBERT

Defendant(s)

**NOTICE OF SHERIFF'S SALE OF REAL PROP-
ERTY**

AS TO SEPARATE DEFENDANT(S): **DENISE
SCOTT, SAMUEL ROBERT**

This notice is sent to you in an attempt to
collect a DEBT and any information obtained
from you will be used for that purpose.

Your house (real estate) at **Unit No. 260-272;
278-280, of Ridge Top-Crestview, Shawnee
Village, Shawnee-on-Delaware, PA 18356**, is
scheduled to be sold at Sheriff's sale on Feb-
ruary 29, 2024 at 10:00 AM in the Monroe
County Courthouse, Stroudsburg, PA. In the
event the sale is continued, an announcement
will be made at said sale in compliance with
PA Rules of Civil Procedures, Rule 3129.3.

A **84,000/137,743,500** undivided fee simple
interest in Units: **260-272; 278-280** in RIDGE
TOP-CRESTVIEW, A CONDOMINIUM, located
within Ridge Top Village, Stage II of Shawnee
Village Planned Residential Development
at Shawnee-on-Delaware, Smithfield Town-
ship, Monroe County, Pennsylvania 18356,
according to the Plat filed of record in Plot
Book Volume 46 at Page 39, in the Office of
the Recorder of Deeds for Monroe County,
Pennsylvania, as amended by the Amended
Final Planned Residential Development (PRD)
Plan, recorded on May 12, 2006, in the Office
of the Recorder of Deeds for Monroe County,
Pennsylvania, in Plot Book Volume 78, at Page
98, as the same may be amended pursuant to
the approval of the Board of Supervisors of
Smithfield Township, Monroe County, Penn-
sylvania to reflect the "as-built" status of the
said units. Subject to all matters contained in
the Schedule B, Section 2, herein.

BEING THE same premises conveyed by deed
recorded **1/26/2021**, in the Office of the Re-
corder of Deeds, etc., at Stroudsburg, Penn-

sylvania, in and for the County of Monroe,
Deed Book Volume **2567**, Page **7476** granted
and conveyed unto DENISE SCOTT and SAM-
UEL ROBERT.

Tax code #: **16.99354, 16.99355, 16.99356,
16.99357, 16.99358, 16.99359, 16.99360,
16.99361, 16.99362, 16.99363, 16.99364,
16.99365, 16.99366, 16.99372, 16.99373,
16.99374**

PIN #: **16732101496672, :16732101496675,
:16732101497620, :16732101497622, :
16732101497625, :16732101497543,
:16732101497565, :16732101497596, :
16732101498409, :16732101498520, :
16732101498542, :16732101498414, :
16732101498433, :16732101495152, :
16732101495403, :16732101495410**

YOU SHOULD TAKE THIS PAPER TO YOUR
LAWYER AT ONCE. IF YOU DO NOT HAVE
A LAWYER OR CANNOT AFFORD ONE, GO
TO OR TELEPHONE THE OFFICE SET FORTH
BELOW TO FIND OUT WHERE YOU CAN GET
LEGAL HELP.

**MONROE COUNTY BAR ASSOCIATION
LAWYER REFERRAL SERVICE
913 MAIN STREET
STROUDSBURG, PA 18360
monroebar.org
(570) 424-7288**

Jan 5

**PUBLIC NOTICE
2049 CIVIL 2023**

RIVER VILLAGE PHASE IIIB

OWNERS ASSOCIATION

Plaintiff(s)

Vs.

JOAN SOARES,

PHILOMENA FORDE-MALONEY

Defendant(s)

**NOTICE OF SHERIFF'S SALE OF REAL PROP-
ERTY**

AS TO SEPARATE DEFENDANT(S): **JOAN
SOARES**

This notice is sent to you in an attempt to
collect a DEBT and any information obtained
from you will be used for that purpose.

Your house (real estate) at **Interval No. 19,
Unit No. RV-113, of River Village Phase IIIB,
Shawnee Village, Shawnee-on-Delaware,
PA 18356** is scheduled to be sold at Sheriff's
sale on February 29, 2024 at 10:00 AM in the
Monroe County Courthouse, Stroudsburg,
PA. In the event the sale is continued, an

announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 19 of Unit No(s). RV-113**, of Phase III-A and Phase III-B (Areas 1-4), River Village, Stage I, Shawnee Village Planned Residential Development, as said Unit and Interval for Phase III-A (Units 1-36) is described in the Declaration filed on March 30, 1979, in Deed Book Volume 939, at Page 255, as amended and/or supplemented; and as said Unit and Interval for Phase III-B (Units 37-168) is described in the Declaration of Protective Covenants, Mutual Ownership and Easements, filed on March 6, 1980, in Deed Book Volume 1016, at Page 103, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration and Final Plans for River Village, Phase III-A and Phase III-B. Said Declaration and Final Plans for Phase III-A, Units 1-36 were filed on November 29, 1979, in Plot Book 42, at Page 3, and January 24, 1980, in Plot Book 42, at Page 69; for Phase III-B, Area 1, Units 37-60 were filed on July 12, 1979, in Plot Book 40, at Page 105, as refiled on February 29, 1980, in Plot Book 42, at Page 103, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 2, Units 61-96 were filed on July 12, 1979, in Plot Book 40, at Pages 105 and 107, as refiled on February 29, 1980, in Plot Book 42, at Pages 103 and 105, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 3, Units 97-132 were filed on July 12, 1979, in Plot Book 40, at Pages 109 and 111, as refiled on February 29, 1980, in Plot Book 42, at Pages 107 and 109; and for Phase III-B, Area 4, Units 133-168 were filed on July 12, 1979, in Plot Book 40, at Page 113, as refiled on February 29, 1980, in Plot Book 42, at Page 111; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **3/20/2009**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2350**, Page **4721** granted and conveyed unto JOAN SOARES and PHILOMENA FORDE-MALONEY.

Tax code #: **16.2.1.1-10**

PIN #: **16732101450770C1**

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE

A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

**MONROE COUNTY BAR ASSOCIATION
LAWYER REFERRAL SERVICE
913 MAIN STREET
STROUDSBURG, PA 18360
monroebar.org
(570) 424-1340**

Jan 5

**PUBLIC NOTICE
2807 CIVIL 2023**

RIDGE TOP VILLAGE
OWNERS ASSOCIATION
Plaintiff(s)

Vs.

CHRISTINA E STANLEY
Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

AS TO SEPARATE DEFENDANT(S): **CHRISTINA E STANLEY**

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your house (real estate) at **Interval No. 21, Unit No. RT 61, of Ridge Top Village, Shawnee Village, Shawnee-on-Delaware, PA 18356** is scheduled to be sold at Sheriff's sale on February 29, 2024 at 10:00 AM in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 21 of Unit No. RT 61**, of Ridge Top Village, Shawnee Village Planned Residential Development, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as amended and/or supplemented. The said Unit is more particularly shown and described on that certain Declaration Plan filed on May 13, 1981, in Plot Book 46, at Pages 39 and 41; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **2/7/2022**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe,

Deed Book Volume **2601**, Page **3605** granted and conveyed unto CHRISTINA E STANLEY.

Tax code #: **16.3.2.28-61**

PIN #: **16732102699098**

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

**MONROE COUNTY BAR ASSOCIATION
LAWYER REFERRAL SERVICE
913 MAIN STREET
STROUDSBURG, PA 18360
monroebar.org
(570) 424-7288**

Jan 5

**PUBLIC NOTICE
2054 CIVIL 2023**

RIVER VILLAGE PHASE IIIB
OWNERS ASSOCIATION
Plaintiff(s)

Vs.

THE KELLY FAMILY TRUST LLC A/K/A

KELLY FAMILY TRUST LLC

Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

AS TO SEPARATE DEFENDANT(S): **THE KELLY FAMILY TRUST LLC A/K/A, KELLY FAMILY TRUST LLC**

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your house (real estate) at **Interval No. 28, Unit No. R42, of River Village Phase IIIB, Shawnee Village, Shawnee-on-Delaware, PA 18356** is scheduled to be sold at Sheriff's sale on February 29, 2024 at 10:00 AM in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3. All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 28 of Unit No(s). R42**, of Phase III-A and Phase III-B (Areas 1-4), River Village, Stage I, Shawnee Village Planned Residential Development, as said Unit and Interval for Phase III-A (Units 1-36) is described in the Declaration filed on March 30, 1979, in Deed Book Volume 939, at Page 255, as amended and/or supplemented; and as said Unit and Interval for Phase III-B (Units 37-168) is described in the Declara-

tion of Protective Covenants, Mutual Ownership and Easements, filed on March 6, 1980, in Deed Book Volume 1016, at Page 103, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration and Final Plans for River Village, Phase III-A and Phase III-B. Said Declaration and Final Plans for Phase III-A, Units 1-36 were filed on November 29, 1979, in Plot Book 42, at Page 3, and January 24, 1980, in Plot Book 42, at Page 69; for Phase III-B, Area 1, Units 37-60 were filed on July 12, 1979, in Plot Book 40, at Page 105, as refiled on February 29, 1980, in Plot Book 42, at Page 103, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 2, Units 61-96 were filed on July 12, 1979, in Plot Book 40, at Pages 105 and 107, as refiled on February 29, 1980, in Plot Book 42, at Pages 103 and 105, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 3, Units 97-132 were filed on July 12, 1979, in Plot Book 40, at Pages 109 and 111, as refiled on February 29, 1980, in Plot Book 42, at Pages 107 and 109; and for Phase III-B, Area 4, Units 133-168 were filed on July 12, 1979, in Plot Book 40, at Page 113, as refiled on February 29, 1980, in Plot Book 42, at Page 111; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **12/23/2021**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2597**, Page **5697** granted and conveyed unto THE KELLY FAMILY TRUST LLC A/K/A KELLY FAMILY TRUST LLC.

Tax code #: **16.2.1.1-12**

PIN #: **16732102561273**

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

**MONROE COUNTY BAR ASSOCIATION
LAWYER REFERRAL SERVICE
913 MAIN STREET
STROUDSBURG, PA 18360
monroebar.org
(570) 424-7288**

Jan 5

**PUBLIC NOTICE
2051 CIVIL 2023**

RIDGE TOP VILLAGE
OWNERS ASSOCIATION
Plaintiff(s)

Vs.

LUIS H VELASQUEZ, SANDRA C ALZATE V
A/K/A SANDRA C ALZATE

Defendant(s)

**NOTICE OF SHERIFF'S SALE OF REAL PROP-
ERTY**

AS TO SEPARATE DEFENDANT(S): **LUIS H
VELASQUEZ, SANDRA C ALZATE V A/K/A,
SANDRA C ALZATE**

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your house (real estate) at **Interval No. 23, Unit No. RT 091, of Ridge Top Village, Shawnee Village, Shawnee-on-Delaware, PA 18356** is scheduled to be sold at Sheriff's sale on February 29, 2024 at 10:00 AM in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

Smithfield Township, Monroe County, Pennsylvania, known as **Interval No. 23 of Unit No. RT 091, of Ridge Top Village, Shawnee Village Planned Residential Development**, as said Unit and Interval are described in a certain Declaration of Protective Covenants, Mutual Ownership and Easements, dated January 6, 1984, and duly recorded in the Office of the Recorder of Deeds of Monroe County, Pennsylvania, in Deed Book Volume 1330, at Page 20, as amended and/or supplemented. The said Unit is more particularly shown and described on that certain Declaration Plan filed on May 13, 1981, in Plot Book 46, at Pages 39 and 41; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **11/12/2013**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **2430**, Page **2089** granted and conveyed unto LUIS H VELASQUEZ AND SANDRA C ALZATE V A/K/A SANDRA C ALZATE. Tax code #: **16.88092.U91**
PIN #: **16732101387751U91**

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET

LEGAL HELP.

**MONROE COUNTY BAR ASSOCIATION
LAWYER REFERRAL SERVICE
913 MAIN STREET
STROUDSBURG, PA 18360
monroebar.org
(570) 424-1340**

Jan 5

**PUBLIC NOTICE
2086 CIVIL 2023**

RIVER VILLAGE
OWNER'S ASSOCIATION
Plaintiff(s)

Vs.

THOMAS J WEIMAN A/K/A THOMAS WEI-
MAN, PAMELA K WEIMAN

Defendant(s)

**NOTICE OF SHERIFF'S SALE OF REAL PROP-
ERTY**

AS TO SEPARATE DEFENDANT(S): **PAMELA K
WEIMAN**

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your house (real estate) at **Interval No. 33, Unit No. R18, of River Village, Shawnee Vil-
lage, Shawnee-on-Delaware, PA 18356** is scheduled to be sold at Sheriff's sale on February 29, 2024 at 10:00 AM in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3.

All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 33 of Unit No(s). R18**, of Phase III-A and Phase III-B (Areas 1-4), River Village, Stage I, Shawnee Village Planned Residential Development, as said Unit and Interval for Phase III-A (Units 1-36) is described in the Declaration filed on March 30, 1979, in Deed Book Volume 939, at Page 255, as amended and/or supplemented; and as said Unit and Interval for Phase III-B (Units 37-168) is described in the Declaration of Protective Covenants, Mutual Ownership and Easements, filed on March 6, 1980, in Deed Book Volume 1016, at Page 103, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration and Final Plans for River Village, Phase III-A and Phase III-B. Said Declaration and Final Plans for Phase III-A, Units 1-36 were filed on November 29, 1979, in Plot Book 42, at Page 3, and January 24, 1980, in

Plot Book 42, at Page 69; for Phase III-B, Area 1, Units 37-60 were filed on July 12, 1979, in Plot Book 40, at Page 105, as refiled on February 29, 1980, in Plot Book 42, at Page 103, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 2, Units 61-96 were filed on July 12, 1979, in Plot Book 40, at Pages 105 and 107, as refiled on February 29, 1980, in Plot Book 42, at Pages 103 and 105, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 3, Units 97-132 were filed on July 12, 1979, in Plot Book 40, at Pages 109 and 111, as refiled on February 29, 1980, in Plot Book 42, at Pages 107 and 109; and for Phase III-B, Area 4, Units 133-168 were filed on July 12, 1979, in Plot Book 40, at Page 113, as refiled on February 29, 1980, in Plot Book 42, at Page 111; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **11/22/1994**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1983**, Page **199** granted and conveyed unto THOMAS J WEIMAN A/K/A THOMAS WEIMAN and PAMELA K WEIMAN.

Tax code #: **16.2.1.1-7-5C**

PIN #: **16732102772471**

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

**MONROE COUNTY BAR ASSOCIATION
LAWYER REFERRAL SERVICE**

**913 MAIN STREET
STROUDSBURG, PA 18360
monroebar.org
(570) 424-7288**

Jan 5

**PUBLIC NOTICE
2806 CIVIL 2023**

RIVER VILLAGE PHASE IIIB
OWNERS ASSOCIATION
Plaintiff(s)
Vs.

ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH AUGUST J ZAJIC A/K/A AUGUSTINE J ZAJIC, DECEASED
Defendant(s)

NOTICE OF SHERIFF'S SALE OF REAL PROP-

ERTY

AS TO SEPARATE DEFENDANT(S): ANY UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM, UNDER OR THROUGH **AUGUST J ZAJIC A/K/A AUGUSTINE J ZAJIC, DECEASED**

This notice is sent to you in an attempt to collect a DEBT and any information obtained from you will be used for that purpose.

Your house (real estate) at **Interval No. 28, Unit No. R51, of River Village Phase IIIB, Shawnee Village, Shawnee-on-Delaware, PA 18356** is scheduled to be sold at Sheriff's sale on February 29, 2024 at 10:00 AM in the Monroe County Courthouse, Stroudsburg, PA. In the event the sale is continued, an announcement will be made at said sale in compliance with PA Rules of Civil Procedures, Rule 3129.3. All that certain interest in land situated in Smithfield Township, Monroe County, Pennsylvania, known as **Interval No(s). 28 of Unit No(s). R51**, of Phase III-A and Phase III-B (Areas 1-4), River Village, Stage I, Shawnee Village Planned Residential Development, as said Unit and Interval for Phase III-A (Units 1-36) is described in the Declaration filed on March 30, 1979, in Deed Book Volume 939, at Page 255, as amended and/or supplemented; and as said Unit and Interval for Phase III-B (Units 37-168) is described in the Declaration of Protective Covenants, Mutual Ownership and Easements, filed on March 6, 1980, in Deed Book Volume 1016, at Page 103, as amended and/or supplemented. The said Unit is more particularly shown and described in the Declaration and Final Plans for River Village, Phase III-A and Phase III-B. Said Declaration and Final Plans for Phase III-A, Units 1-36 were filed on November 29, 1979, in Plot Book 42, at Page 3, and January 24, 1980, in Plot Book 42, at Page 69; for Phase III-B, Area 1, Units 37-60 were filed on July 12, 1979, in Plot Book 40, at Page 105, as refiled on February 29, 1980, in Plot Book 42, at Page 103, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 2, Units 61-96 were filed on July 12, 1979, in Plot Book 40, at Pages 105 and 107, as refiled on February 29, 1980, in Plot Book 42, at Pages 103 and 105, and as refiled on August 7, 1981, in Plot Book 47, at Page 27; for Phase III-B, Area 3, Units 97-132 were filed on July 12, 1979, in Plot Book 40, at Pages 109 and 111, as refiled on February 29, 1980, in Plot Book 42, at Pages 107 and 109; and for Phase III-B, Area 4,

Units 133-168 were filed on July 12, 1979, in Plot Book 40, at Page 113, as refiled on February 29, 1980, in Plot Book 42, at Page 111; all filed in the Office of the Recorder of Deeds of Monroe County, Pennsylvania.

BEING THE same premises conveyed by deed recorded **7/7/1987**, in the Office of the Recorder of Deeds, etc., at Stroudsburg, Pennsylvania, in and for the County of Monroe, Deed Book Volume **1563**, Page **1649** granted and conveyed unto AUGUST J ZAJIC A/K/A AUGUSTINE J ZAJIC, DECEASED.

Tax code #: **16.2.1.1-8**

PIN #: **16732102562122**

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

**MONROE COUNTY BAR ASSOCIATION
LAWYER REFERRAL SERVICE
913 MAIN STREET
STROUDSBURG, PA 18360
monroebar.org
(570) 424-7288**

Jan 5

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Richard A. More, Deceased, late of Chestnuthill Township, Monroe, Commonwealth of Pennsylvania, 06/29/2022 deceased.

Letters of Administration in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant.

Gretchen Marsh Weitzmann, Esq., Adm.
700 Monroe St
Stroudsburg PA 18360
Dec 22, 29, Jan 5

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Thomas N. Dowling a/k/a Thomas Nicholas Dowling, Deceased, late of Coolbaugh Township, Monroe, Commonwealth of Pennsylvania, 09/24/2023 deceased.

Letters of Administration in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant.

Joanne Tadros, Adm.
94 Washington Avenue
Cliffside Park NJ 07010
Gretchen Marsh Weitzmann, Esq.
700 Monroe St
Stroudsburg PA 18360

Dec 22, 29, Jan 5

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **Joan A. McKinney** late of 881 Conwell Street, Stroudsburg, Monroe County, Pennsylvania, deceased.

LETTERS TESTAMENTARY in the above-named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment and those having claims are directed to present the same without delay to the undersigned or her attorney within four (4) months from the date hereof and to file with the Clerk of the Court of Common Pleas of Monroe County, Orphans' Court Division, a particular statement of claim, duly verified by an affidavit setting forth an address within the county where notice may be given to claimant.

Sandra Leigh Sirota, Executrix
c/o Todd R. Williams, Esquire
712 Monroe Street
P.O. Box 511
Stroudsburg, PA 18360

NEWMAN, WILLIAMS, MISHKIN,
CORVELEYN, WOLFE & FARERI, P.C.
By: Todd R. Williams, Esq.
712 Monroe Street
Stroudsburg, PA 18360-0511
Dec 22, 29, Jan 5

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of Marilyn Dorothy McEvoy a/k/a Marilyn D. McEvoy a/k/a Marilyn McEvoy, late of Borough of East Stroudsburg, Monroe County, Commonwealth of Pennsylvania, October 11, 2023 deceased.

Letters of Administration in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting for than address with the County where notice may be given to Claimant.

Matthew McEvoy
130 St. Andrews Drive

Bushkill, PA 18324

F. Andrew Wolf, Esquire
Cramer, Swetz, McManus & Jordan, P.C., 711
Sarah Street
Stroudsburg, PA 18360

Dec 22, 29, Jan 5

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **Willie Walls, Jr.**, deceased
Late of Price Township, Monroe County
Letters of Administration in the above named
estate having been granted to the under-
signed, all persons indebted to the estate are
requested to make immediate payment, and
those having claims are directed to present
the same without delay to the undersigned
or his/her attorney within four months from
the date hereof and to file with the Clerk of
the Court of Common Pleas of the Forty-Third
Judicial District, Orphans' Court Division, a
particular statement of claim, duly verified by
an Affidavit setting forth an address with the
County where notice may be given to Claim-
ant.

Daisy Rocheal Curry, Administratrix
c/o Timothy B. Fisher II, Esquire
FISHER & FISHER LAW OFFICES
PO Box 396

Gouldsboro, PA 18424

Dec 22, 29, Jan 5

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF **Michael James Bobitka a/k/a
Michael J. Bobitka**, late of Price Township,
Monroe County, Commonwealth of Pennsyl-
vania, deceased.

Letters of Administration in the above-named
Estate having been granted to the under-
signed, all persons indebted to the Estate are
requested to make immediate payment, and
those having claims are directed to present
the same, without delay, to the undersigned,
or to his attorney within four (4) months from
the date hereof, and to file with the Clerk of
the Court of Common Pleas of Monroe County,
Forty-Third Judicial District, Orphans' Court
Division, a particular statement of claim, duly
verified by Affidavit, setting forth an address
within the County where notice maybe given
to Claimant.

Sean Bobitka
c/o Mark A. Primrose, Esquire
17 North Sixth Street

Stroudsburg, PA 18360

Dec 22, 29, Jan 5

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **Shewcomiree Samaroo**, deceased
Late of Coolbaugh Township, Monroe County
Letters Testamentary in the above named
estate having been granted to the under-
signed, all persons indebted to the estate are
requested to make immediate payment, and
those having claims are directed to present
the same without delay to the undersigned
or his/her attorney within four months from
the date hereof and to file with the Clerk of
the Court of Common Pleas of the Forty-Third
Judicial District, Orphans' Court Division, a
particular statement of claim, duly verified by
an Affidavit setting forth an address with the
County where notice may be given to Claim-
ant.

Khemraj Samaroo, Executor
c/o Timothy B. Fisher II, Esquire
FISHER & FISHER LAW OFFICES
PO Box 396

Gouldsboro, PA 18424

Dec 22, 29, Jan 5

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **CHARLES R. FRANCIS**, late of 1707
Midnight Lane, Stroudsburg, Monroe County,
Pennsylvania 18360, deceased.

Letters Testamentary, in the above named
Estate having been granted to the under-
signed, all persons indebted to the Estate are
requested to make immediate payment, and
those having claims are directed to present
the same without delay to the undersigned
or her attorney within four months from the
date hereof and to file with the Clerk of the
Corn1 of Common Pleas of the Forty-Third
Judicial District, Monroe County Branch, Or-
phans' Com1 Division, a particular statement
of claim, duly verified by an Affidavit setting
forth an address within the County where no-
tice may be given to Claimant.

Diane R. Francis, Executrix
601 Gough Place

The Villages, Florida 32163-5897

WILLIAM J. REASER, JR., ESQ.
111 NORTH SEVENTH STREET
STROUDSBURG, PA. 18360

Dec 22, 29, Jan 5

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **Robert A. Anderson, Sr. a/k/a Robert A. Anderson**, deceased

Late of Mount Pocono Borough, Monroe County

Letters of Administration in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant.

Michelle McDowell, Administratrix
c/o Timothy B. Fisher II, Esquire
FISHER & FISHER LAW OFFICES
PO Box 396
Gouldsboro, PA 18424
Dec 29, Jan 5, 12

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **Kathleen F. Hatcher a/k/a Kathleen Frances Hatcher** late of 19 Kinney Avenue, Apt 110, Mount Pocono, Monroe County, Pennsylvania, deceased.

LETTERS TESTAMENTARY in the above-named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment and those having claims are directed to present the same without delay to the undersigned or her attorney within four (4) months from the date hereof and to file with the Clerk of the Court of Common Pleas of Monroe County, Orphans' Court Division, a particular statement of claim, duly verified by an affidavit setting forth an address within the county where notice may be given to claimant.

Michelle Betarie, Executrix
c/o David L. Horvath, Esquire
712 Monroe Street
P.O. Box 511
Stroudsburg, PA 18360

NEWMAN, WILLIAMS, MISHKIN,
CORVELEYN, WOLFE & FARERI, P.C.
By: David L. Horvath, Esq.
712 Monroe Street
Stroudsburg, PA 18360-0511
Dec 29, Jan 5, 12

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **Susan C. Hughes**, late of Blakeslee, Monroe, Commonwealth of Pennsylvania, 10/09/2023 deceased.

Letters of Administration in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant.

Peter M. Baczewski
4514 Canning Avenue
Pennsauken, NJ 08109

Jason R. Costanzo, Esq.
115 E. Broad Street
Bethlehem, PA 18018

Dec 29, Jan 5, 12

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **Robert L. Wagner**, late of Wantagh, Nassau, State of New York, 08/19/2021 deceased.

Letters of Administration in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant.

Kathleen F. Wagner
193 Deer Path Lane
East Stroudsburg, PA 18302

Nicholas A Barna, Esq.
207 Tenth Street
Honesdale, PA 18431

Dec 29, Jan 5, 12

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **Ronald V. Oliphant** Late of Chestnuthill Township, County, Commonwealth of Pennsylvania, (deceased date).

Letters of Administration in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant.

David Oliphant
1319 Grand Mesa Dr.
Effort, PA 18330

Brian F. Levine
22 E. Grant Street
New Castle, PA 16101
Dec 29, Jan 5, 12

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **Socrates Fuertes**, late of East Stroudsburg Borough, Monroe County, Commonwealth of Pennsylvania, October 31, 2023 deceased.

Letters of Administration in the above named estate having been Letters Testamentary in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant.

Giancarlo Fuertes
165 Franklin Street, Apt. 206
Bloomfield, NJ 07003

Timothy B. Fisher II, Esq.
525 Main Street, PO Box 396
Gouldsboro, PA 18424

Jan 5, 12, 19

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **Clarence J. Kofron**, late of Polk Township, Monroe County, Commonwealth of Pennsylvania, 11/16/2023 deceased.

Letters of Administration in the above named estate having been Letters Testamentary in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant.

Ryan T. Kofron
560 Glendale Road
Sciota, PA 18354

Lori J. Cerato, Esq.
729 Sarah Street
Stroudsburg, PA 18360

Jan 5, 12, 19

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **ROSANNE CAVATIO**, late of the Township of Pocono, County of Monroe, Commonwealth of Pennsylvania, Deceased.

Letters Testamentary on said Estate having been granted to the undersigned, all persons indebted are requested to make immediate payment, and those having claims or demands against the same will present them without delay for settlement to:

STEVEN MELITA, Executor
4 Maplewood Court
Saratoga Springs, NY 12866

Or
JAMES C. BOHORAD, ESQUIRE
Marshall, Bohorad, Thornburg, Price & Campion, P.C.
1940 West Norwegian Street
PO Box 1280
Pottsville, PA 17901

Jan 5, 12, 19

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF **MARGHERITA ABBRIANO**, LATE OF THE BOROUGH OF STROUDSBURG, COUNTY OF MONROE, AND COMMONWEALTH OF PENNSYLVANIA, DECEASED.

WHEREAS, Letters Testamentary in the above-named Estate have been granted to Frank J. Abbriano, Executor of the Estate of Margherita Abbriano. All persons indebted to the said Estate are requested to make immediate payment, and those having claims or demands to present the same without delay to:

Frank J. Abbriano, Executor
c/o Goudsouzian & Associates
2940 William Penn Highway
Easton, PA 18045-5227
Jan 5, 12, 19

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **GAIL J. STEIGERWALT, a/k/a GAIL JACQUELINE STEIGERWALT, a/k/a GAIL STEIGERWALT**, deceased, late of Polk Township, Monroe County, Pennsylvania, Letters Testamentary have been granted to the undersigned, who all persons having claims or demands against the Estate of the Decedent to make sure the same, and all persons indebted to the Decent to make payment without delay to:

Executor: Barry R. Gruber
c/o Joshua D. Shulman, Esquire
SHULMAN LAW OFFICE PC
419 Delaware Avenue
P.O. Box 157
Palmerton, PA 18071
Jan 5, 12, 19

**PUBLIC NOTICE
ESTATE NOTICE**

ESTATE OF **VERONICA M. CROLL** Deceased October 19, 2023, of Polk Township, Monroe County.

Letters Testamentary in the above-named estate have been granted to the Executor, Jeffrey A. Croll. All persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or their attorney and to file with the Clerk of the Court of Common Pleas of Monroe County, Orphans Court Division, a particular statement of claim, duly verified by an affidavit setting forth an address within the County where notice may be given to Claimant.

Jeffrey A. Croll, Executor
c/o Law Office of David A. Martino, Esquire
1854 PA Rte 209, P.O. Box 420
Brodheads ville, PA 18322
Jan 5, 12, 19

**PUBLIC NOTICE
ESTATE NOTICE**

Estate of **Victor M Roman**, Late of Stroud Township, Monroe County, Commonwealth of Pennsylvania 9/28/2023, deceased

Letters of Administration in the above named estate having been granted to the undersigned, all persons indebted to the estate are requested to make immediate payment, and those having claims are directed to present the same without delay to the undersigned or his/her attorney within four months from the date hereof and to file with the Clerk of the Court of Common Pleas of the Forty-Third Judicial District, Orphans' Court Division, a particular statement of claim, duly verified by an Affidavit setting forth an address with the County where notice may be given to Claimant.

Jennifer Lewis
14 Grandview Street
East Stroudsburg, PA 18301
Jan 5, 12, 19

NOTICE OF FICTITIOUS NAME

NOTICE IS HEREBY GIVEN THAT Imperial Irrigation, Inc. of Monroe County, Pennsylvania, has filed with the Department of State of the Commonwealth of Pennsylvania, Harrisburg, PA as of December 19, 2023, an application for a certificate to do business under the assumed or fictitious name of Imperial Upgrades, said business to be carried on at 4156 Radiant Drive, Effort, Monroe County, Pennsylvania 18330.

Name and Address of Attorney:

Patrick J. Best, Esq.
18 N. 8th St.
Stroudsburg PA 18360
Jan 5

**PUBLIC NOTICE
NAME CHANGE**

AND NOW, this 5th day of December 2023, the Petition for Change of Name of Minor by Dawn Marie Tuers, was filed in the Monroe County Court of Common Pleas, requesting an order to change the name of Evangeline Natasha Marie Silfee to Evangeline Marie Tuers. The Court has fixed the 16th day of February 2024 at 2:00 p.m. in Courtroom No. TBD Monroe County Courthouse, Stroudsburg, PA 18360 as the time and place for the hearing on said Petition where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

Jan 5